Karen Johnson Davidson County
Batch# 1177597 DEEDWARRSP
09/04/2024 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20240904-0068069

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $300,000.00. **Affiant** Subscribed and sworn to before me, this 4th day of September, 2024. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Address New Owner As Follows:
The Starliner Trust
1949 Edenbridge Way
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
09015011200

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLEN J. PAULL, ADMINISTRATOR C.T.A. OF THE ESTATE OF CANDACE R. PAULL**, hereinafter called the Grantor, has bargained and sold, and

by these presents does transfer and convey unto the **STARLINER TRUST DATED AUGUST 30, 2024**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1026, as shown on the map entitled Charlotte Park, Section 13, of record in Plat Book 2900, pages 142-143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Candace R. Paull, by deed from James Brent Ferrell and wife, Laura J. Ferrell, of record as Instrument No. 20060829-0106842, dated August 25, 2006, Register's Office for Davidson County, Tennessee. Candace R. Paull died testate on or about February 16, 2024, her will having been admitted to probate under Case No. 24P837, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Pursuant to Order Approving Sale of Real Property filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Case No. 24P837, and of record in the Register's Office for Davidson County, Tennessee as Instrument No. 20240903-0067634, Ellen J. Paull was appointed Administrator C.T.A. of the Estate of Candace R. Paull.

This conveyance is made subject to:

1. Taxes for the year 2024 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2900, pages 142 and 143, Register's Office for Davidson County, Tennessee.

This is improved property known as 529 Starliner Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not further or otherwise.

WITNESS my hand effective the 4th day of September, 2024.

Ellen J. Paull

Ellen J. Paull, Administrator C.T.A. of
the Estate of Candace R. Paull

STATE OF NEW JERSEY)
COUNTY OF Monmouth)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ELLEN J. PAUL, ADMINISTRATOR C.T.A. OF THE ESTATE OF CANDACE R. PAULL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of August, 2024.

LARRY G. FORD
ID # 50120097
NOTARY PUBLIC OF N.J.
MY COMMISSION EXPIRES JAN 13, 2025

Notary Public

My Commission Expires: _____

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 4, 2024.

Affiant Signature

Date: September 4, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of September, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

