Karen Johnson Davidson County
Batch# 1181397 DEEDWARR
09/13/2024 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20240913-0070837

**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4035

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of September, 2024

Notary Public

Commission Expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Timothy Brass and Donald Vollmer<br>712 Elderberry Court<br>Nashville, TN 37217 | CMG Mtg<br>3160 Crown Canyon Rd.<br>Ste 400<br>San Ramon, CA 94583 | 135-14-0B-059.00-CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Robert Lee Cullen, Jr, Susan Cullen Hyde and Sheryl Cullen Cullen Ault, Trustees of Robert Lee Cullen Jr Revocable Living Trust dated October 13, 2023**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Timothy Brass, an unmarried man and Donald Vollmer II, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Ransom Place, Section II, Phase II of record in Plat Book 7900, Page 526, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert L. Cullen Jr and wife, Faye M. Cullen by Warranty Deed from Ransom Place Homes Inc of record in Book 9330, page 13, Register's Office for Davidson County, Tennessee, dated April 27, 1994 and recorded on May 02, 1994.

Being the same property conveyed to Robert Lee Cullen Jr, Susan Cullen Hyde and Sheryl Cullen Ault, Co-Trustees of the Robert Lee Cullen, Jr Revocable Living Trust dated October 13, 2023 by Quitclaim Deed from Robert L. Cullen, Jr and wife, Faye M. Cullen of record in Instrument No. 20240523-0038394 Register's Office for Davidson County, Tennessee, dated May 20, 2024 and recorded on May 23, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 712 Elderberry Court, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10 day of September, 2024.

Robert Lee Cullen Jr Revocable Living Trust dated October 13, 2023

By: Sheryl Cullen Ault Co-Trustee
Sheryl Cullen Ault, Co-Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TN

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Sheryl Cullen Ault**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Co-Trustee of The Robert Lee Cullen Jr Revocable Living Trust dated October 13, 2023,** and that as such **Co-Trustee** executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 10 day of September, 2024.

Notary Signature
My commission expires: 5/10/27

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Dated this the 12th day of September, 2024.

Robert Lee Cullen Jr Revocable Living Trust dated October 13, 2023

By: Robert Lee Cullen Jr
Robert Lee Cullen, Jr, Trustee

By: Susan Cullen Hyde
Susan Cullen Hyde, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Robert Lee Cullen Jr. and Susan Cullen Hyde**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Co-Trustee (s) of The Robert Lee Cullen Jr Revocable Living Trust dated October 13, 2023,** and that as such **Co-Trustee(s)** executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 12th day of September, 2024.

Notary Signature
My commission expires:

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/22/2026
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9.12.24.

Affiant Signature

9.13.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY