Karen Johnson Davidson County
Batch# 1193123 DEEDWARR
10/14/2024 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20241014-0079301

ANNA N. DOLAN TENNESSEE NOTARY PUBLIC My Comm Exp. July 17, 2028 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $322,500.00. Affiant Subscribed and sworn to before me, this 11th day of October, 2024. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Claudette Cullen and Tracy Darrell Cullen	**New Owner**	**096-09-0A-736.00CO**
736 Kent Road		
Nashville, TN 37214		

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, WE,

Geraldine O. Kaar, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Claudette Cullen, unmarried and Tracy Darrell Cullen, married, joint tenants with rights of survivorship

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 Unit No. A-736 on the Plan of Emery Place Condominiums of record in Book 6250, Page 719, 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 all of the property conveyed to Geraldine O. Kaar, unmarried, by deed from Shirley B. Logsdon, unmarried, of record in Instrument No. 20020904-0107066, Register's Office for Davidson County, Tennessee, dated August 29, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 6250, Page 719, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 6715, Page 96, amended in Book 6783, Page 205, Book 6845, Page 515, Book 8048, Page 351, Instrument No. 20080123-0007145, Instrument No. 20180828-0084947, Register's Office for Davidson County, Tennessee.
d. By Laws of record in Book 6715, Page 130, amended in Instrument No. 20080118-0006025, Register's Office for Davidson County, Tennessee.
e. Sanitary Sewer Easement of record in Book 7593, Page 551, in the Register's Office for Davidson County, Tennessee.
f. Water Main Easement of record in Book 7593, Page 585, in the Register's Office for Davidson County, Tennessee.
g. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170921-0096816, in the Register's Office for Davidson County, Tennessee.
h. Charter for Homeowners Association of record in Book 6647, Page 466 and Book 6724, Page 627, in the Register's Office for Davidson County, Tennessee.
i. Deed of common areas to Homeowners Association of record in Book 6887, Page 730 and Book 6947, Page 944, in the Register's Office for Davidson County, Tennessee.

j. Sewer and Drainage Easement of record in Book 6342, Page 521, in the Register's Office for Davidson County, Tennessee.
k. Storm Water Detention Agreement of record in Book 6623, Page 109, in the Register's Office for Davidson County, Tennessee.
l. Subject to rights of others in and to common areas/elements.
m. Subject to lien for special assessment contained in DCCR's/Master Deed.
n. Subject to HOA dues- if any.
o. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 736 Kent Road, Nashville, TN 37214.

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 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.

Witness my/our hand(s) this 9th day of October, 2024.

Geraldine O. Kaar

Geraldine O. Kaar

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Geraldine O. Kaar**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2024.

Notary Signature
My commission expires: 11/05/2024

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 60912
Expires on November 5, 2024

Notarized remotely online using communication technology via Proof.

File #: 24-435
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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

10/9/24.
Date

Affiant Signature

10/11/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of Oct, 2024.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON