WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207040 DEEDWARR
11/20/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20241120-0090341

File No. BC-24-453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Sondra Mounger
Notary Public
Maury County, State of Tennessee
My Commission Expires January 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth McCullum and Lauren Beth McCullum	Same as new owner	
(NAME) 3614b Doge Place	(NAME)	118-13-0G-002.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MILES BASIL AND ALYSON BASIL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH R. MCCULLUM AND LAUREN BETH MCCULLUM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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. 24-B, on the Horizontal Property Regime for Doge Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110401-0025004, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Miles Basil and Alyson Basil, husband and Wife by Warranty Deed from Cortlandt Cameron Lippert Woodruff and Nicole Davis Woodruff, Husband and Wife of record in Instrument No. 20190905-0089779 Register's Office for Davidson County, Tennessee, dated September 04, 2019 and recorded on September 05, 2019.

This is property more commonly known as 3614b Doge Place, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness our hand this 18th day of November, 2024.

Miles Basil

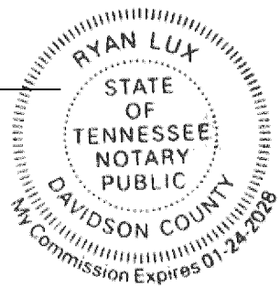
Alyson Basil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2024, before me personally appeared Miles Basil and Alyson Basil, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of November, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Sondra Mowgey, 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 11/18/2024.

Date

Affiant Signature

11/18/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of November, 20 24.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY