WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

JM-FC-24-960

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Shannon Lee McCulley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1221991
12/31/2024 12 05 34 PM
Fees $13 00 Taxes $1,324 60

Davidson County
DEEDWARR
2 pgs

20241231-0101526

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Shannon Lee McCulley	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**142-05-0D-071 00-CO**
960 Todd Preis Dr	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN HENDERSON, MARRIED AND EDWARD HALL, MARRIED AND TERESA CARNEY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANNON LEE MCCULLEY, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 H-401, River Plantation, Phase One, Section Four, of record in Plat Book 4860, Pages (s) 16 through 19, Inclusive, and as established by Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No 20050128-0010626 and Instrument No 20050602-0062760, Register's Office for said County, to which reference is hereby made for a more complete description

Being the same property conveyed to Edward Hall, Married, and Jean Henderson, married and Teresa Carney, single by Warranty Deed from Lori Lynn Russell, unmarried of record in Instrument No 20211228-0170632 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on December 28, 2021

The above referenced property has never been the principal marital residence for Edward Hall or Jean Henderson

This conveyance is subject to
• Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 4860, Page 16, Register's Office for Davidson County, Tennessee
• Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 17 through 19, inclusive, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 107 through 109, inclusive, Register's Office for Davidson County, Tennessee
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No 20050128-0010626 and Instrument No 20050602-0062760, Register's Office for Davidson County, Tennessee
• By-Laws of record in Book 4892, Page 456, Register's Office for Davidson, County, Tennessee
• Charter for River Plantation HOA of record in Instrument No 20050415-0042394, in the Register's Office for Davidson County, Tennessee
• TVA line easement of record in Book 2274, Page 547, Book 2277, Page 619, Book 2274, page 549 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee
• Sanitary sewer easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee
• Easement for Utilities of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee
• HOA Charter of record in Instrument Number 20050415-0054394, in the Register's Office for Davidson County, Tennessee

- Easement of record in Instrument Number 20230413-0027088, in the Register's Office for Davidson County, Tennessee.
- Resolution by the Board of directors of record in Instrument Number 20210707-0091247, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **960 Todd Preis Dr, Nashville, Tennessee 37221**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF DECEMBER, 2024

Jean Henderson

Jean Henderson

Edward Hall

Edward Hall

Teresa Carney

Teresa Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN HENDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of December, 2024.

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD HALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA CARNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212