WARRANTY DEED

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $398,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 13 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/15/26

(AFFIX SEAL)

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1236788 DEEDWARR
02/13/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20250213-0010976

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Patrick Cullen and Brianna Cullen	Patrick Cullen and Brianna Cullen	086-14-0B-059.00-CO
(NAME) 3153 Lake Drive	(NAME) 3153 Lake Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Nicholas Mason, a widow, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Patrick Cullen and Brianna Cullen, husband and wife , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Revised Final Plat, Fleetwood Subdivision, Section One of record in Plat Book 6900, Page (s) 465 and 466, 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 Nicholas Mason and Aubrey Mason, husband and wife by Warranty Deed from Kristy J. Osmunson and husband, Todd D. Thomas of record as Instrument Number 20210824-0114072, Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 24, 2021.

The said Aubrey Mason having since died on September 1st, 2023, vesting property to Nicholas Mason as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 3153 Lake Drive, Hermitage, TN 37076

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6TH day of FEBRUARY 2025.

Nicholas Mason

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

On this 6th day of February, 2025, before me personally appeared Nicholas Mason, 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 6th day of February 2025.

Savannah Hickman
Notary Signature
My commission expires: 01-08-2028

SAVANNAH HICKMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES
01/08/2028
ONSLOW COUNTY, NC

Certificate of Authenticity

I, Joshua A. Terry, 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 2/6/2025.

Affiant Signature – Joshua A. Terry

2/12/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/12/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27