Karen Johnson Davidson County
Batch# 1237614 DEEDWARR
02/14/2025 08:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250214-0011171

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

WARRANTY DEED

Consideration Certificate

STATE OF California)
COUNTY OF Santa Clara)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(viii), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Dianne C. Tuley-Brown

Dianne C. Tuley-Brown, as Trustee, Affiant

Subscribed and sworn to before me,
this 10th day of February, 2025.

SEE ATTACHED

Notary Public

My Commission Expires: 10/07/2027

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Dianne C. Tuley-Brown, as Trustee of the Tuley Residence Trust 121 Prospect Hill Nashville, TN 37205	Dianne C. Tuley-Brown, as Trustee of the Tuley Residence Trust 121 Prospect Hill Nashville, TN 37205	Map 116-08-F Parcel 121.00 CO FB 07DA 74890

FOR AND IN CONSIDERATION of effectuating the residuary dispositive provisions of a trust agreement following the death of the grantor and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **DIANNE TULEY-BROWN, as Trustee of the JOHN L. TULEY REVOCABLE TRUST**, as amended and restated under agreement dated April 12, 2017 (the "Grantor"), have bargained and sold, and by these presents hereby transfer and convey, unto **DIANNE C. TULEY-BROWN, as Trustee of the TULEY RESIDENCE TRUST** created under the John L. Tuley Revocable Trust, as amended and restated under agreement dated April 12, 2017, its successors and assigns (the "Grantee"), a fifty percent (50%) undivided tenant in common interest in certain real property located in Davidson County, Tennessee, being more particularly described as follows:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 10th day of February, 2025, by Dianne C. Duley-Brown,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ISMAEL GARCIA CHAVEZ
COMM. #2465791
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. OCTOBER 7, 2027

(Seal)

Signature

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Revised Sugartree, Phase 3, as of record in Plat Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, and Book 5539, page 749, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed by Earl H. Dunn, Sr. and wife, Barbara Dotson Dunn to John L. Tuley, Trustee under the John L. Tuley Revocable Living Trust u/a/d December 29, 1993 as to an undivided one-half interest by Warranty Deed dated February 15, 2002, recorded as Instrument No. 20020219-0020862, in the Register's Office for Davidson County, Tennessee. The John L. Tuley Revocable Living Trust u/a/d December 29, 1993 was fully amended and restated as the John L. Tuley Revocable Trust under agreement dated April 12, 2017 (the "Revocable Trust"). John L. Tuley died on November 10. 2022. Dianne C. Tuley-Brown became successor trustee of the Revocable Trust pursuant to the trust agreement.

This conveyance is made subject to: (1) Restrictions of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, amended and restated in Book 11758, page 466; (2) Easements of record in Book 3400, page 63, Book 4005, page 367, Book 3958, page 122, Book 7061, page 100, Book 613, page 713, and Book 660, page 34; (3) Approval of an amended and substituted Plat of record in Book 5162, page 632; and (4) All matters appearing on the Plan of record in Plat Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, said Register's Office.

This is improved property commonly known as 121 Prospect Hill, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself and its successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

[Signature on the following page.]

WITNESS my hand this 10 day of February, 2025.

Dianne Tuley-Brown

DIANNE TULEY-BROWN, as Trustee of the JOHN L. TULEY REVOCABLE TRUST, as amended and restated under agreement dated April 12, 2017

STATE OF California)
)
COUNTY OF Santa Clara)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANNE TULEY-BROWN, as Trustee of the JOHN L. TULEY REVOCABLE TRUST**, as amended and restated under agreement dated April 12, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 10th day of February, 2025.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Notary Public

My Commission Expires: 10/07/2027

State of California, County of Santa Clara
On 02/10/2025 **before me,** Ismael Garcia Chavez **Notary Public,**
personally appeared Dianne Tuley-Brown
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are Subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official Seal

ISMAEL GARCIA CHAVEZ
COMM. #2465791
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. OCTOBER 7, 2027

TUS2 TUS2

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 February 12, 2025

2/13/2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of February, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

