WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Ashley Neimeyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st day of March, 2025.

Notary Public

My Commission Expires: 7-3-28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Ashley Neimeyer	NEW OWNER	052-03-0-015.00
500 Kinsey Boulevard	500 KINSEY BLVD	
Madison, TN 37115	MADISON, TN 37115	

Karen Johnson Davidson County
Batch# 1249229 DEEDWARR
03/21/2025 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250321-0021464

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Jamie N. Tuders now known as Jamie Pulley, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ashley Neimeyer, 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 Lot Number 30 on the unrecorded Plan of East Madison Addition, being all property described in Book 8398, Page 912, said Register's Office, and further described according to a Mortgage Loan Inspection made by Campbell Surveying Co., Inc., 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, License Number 665, dated July 10, 1992, as follows: Said Lot Number 30 fronts 50 feet of the Westerly margin of Kinsey Boulevard and runs back between parallel lines, 150 feet to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Jamie N. Tuders, unmarried by Deed from Kevin Steele, a married man, dated 9/30/05 and filed for record in Instrument No. 20051005-0120124, Register's Office for Davidson County, Tennessee.

Benjamin Pulley joins in the execution of this instrument to convey his marital interest, if any, in the subject property.

This conveyance is subject to the following:

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Any and all easements and minimum setback lines of record.

This is unimproved X improved property, known as 500 Kinsey Boulevard, Madison, TN 37115

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 hand this 21st day of March, 2025.

Jamie Pulley

Benjamin Pulley

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 21st day of March, 2025, before me personally appeared Jamie Pulley and Benjamin Pulley, 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 21st day of March, 2025.

Notary Signature
My commission expires:
1-26-28



Certificate of Authenticity

I, Cari Allen, 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 March 21, 2025.

C. Allen

Affiant Signature

3-21-25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of March, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026