Karen Johnson Davidson County
Batch # 1256069 DEEDWARR
04/03/2025 02:37:20 PM 2 pgs
Fees: $13.00 Taxes: $1,065.23
20250403-0025497

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-AR-25-548

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/2025
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

05-NSH25-09130

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephen Bullock and Mary Bullock 548 Flintlock Court Nashville, TN 37217	Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	135-16-0B-073.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anne L. Hansen, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mary Bullock and Stephen Bullock, wife and husband**, hereinafter called the Grantees, their successors 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. 73 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Instrument No. 20021120-0143949, amending Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property, together with the appurtenant interest in the common elements of Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements established by Declarations, Covenants, Conditions and Restrictions of record in Instrument No.20021104-0134724, amended in Instrument No. 20030610-0080281, and Instrument No, 20050520-0056888, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Viau and Michelle Viau, husband and wife by Warranty deed from Jeffrey Michael Nobiletti, married of record in Instrument No. 20170727-0076130 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 27, 2017.

Being the same property conveyed to Anne L. Hansen by Warranty Deed from Daniel Viau and Michelle Viau, husband and wife of record in Instrument No. 20230417-0028034 Register's Office for Davidson County, Tennessee, dated April 11, 2023 and recorded on April 17, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **548 Flintlock Court, Nashville, TN 37217**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of March, 2025

Anne L. Hansen

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anne L. Hansen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 31st day of March, 2025.

Notary Public

My Commission Expires: 03/03/2026

