Karen Johnson Davidson County
Batch # 1259842 DEEDWARR
04/14/2025 02:20:19 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250414-0028181

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64003
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Arthur M. Reuther Sheila L. Reuther 6420 Harding Pike Nashville, TN 37205	Lender

TAX MAP PARCEL NUMBERS: 1291200200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carol E. Black and Alan S. Cullop**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arthur M. Reuther and Sheila L. Reuther, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Warner Park Valley Section 1 of record in Book 3600, pages 12, 13 and 14, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Fred C. Cullop and wife, Mary Ann S. Cullop, by Warranty Deed from Murphree Realty Company dated July 21, 1964 and recorded on July 28, 1964 of record in Book 3795, page 114, Register's Office for Davidson County, Tennessee. The said Fred C. Cullop has since died. By Deed Creating Estate for Life of record in Inst. No. 20190611-0056118 and Inst. No. 20190729-0074473, said Register's Office, Mary Ann S. Cullop, unmarried, conveyed a remainder interest to Carole E. Black and Alan S. Cullop, reserving a life estate. The said Mary Ann S. Cullop has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025 and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, pages 12, 13 and 14, said Register's Office, which Plan shows a 30 foot minimum building setback line from St. Henry Drive, a 10 foot easement for public utility purposes along the rear line of said lot, a 5 foot easement for drainage and public utility along the westerly side line, and a 2.5 by 25 foot utility anchor easement on the southeasterly front corner of said Lot.

This is improved property, known as 6320 St. Henry Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of April, 2025

Carol E Black

Carol E. Black

State of Tennessee

County of Davidson

On this 10th day of April, 2025 before me the undersigned authority, personally appeared Carol E. Black and Alan S. Cullop, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

WITNESS THE EXECUTION HEREOF this 04 day of April, 2025

Alan S. Cullop

State of Colorado

County of Arapahoe

On this 4th day of April, 2025 before me the undersigned authority, personally appeared Carol E. Black and Alan S. Cullop, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 09/01/2027

Notary Zola F. Alfred

ZOLA F. ALFRED
Notary Public
State of Colorado
Notary ID # 20064024022
My Commission Expires 09-01-2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Sworn and subscribed before me this 11 day of April, 2025

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary