Name and Address of New Owner:
Elizabeth Tullock and Justin Tullock
8289 Boone Trce
Nashville, TN 37221

Send Tax Bills To:
New Owner
Property
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1260401 DEEDWARR
04/16/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250416-0028918

Map & Parcel No: 126150B30300CO

WARRANTY DEED

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, **Heidi Sizemore Wood and Chase G. Wood, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Justin Tullock and Elizabeth Tullock, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being lot number 31 on the Plan of Section Four, Lexington Point of record as instrument number 20020116-0006343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Note: The plat instrument was erroneously referred as Instrument No. 20070612-0070407 in the previous deed recorded in Instrument No. 20180928-0096488.

Being the same property conveyed to Heidi Sizemore Wood and Chase G. Wood, wife and husband by Warranty Deed from Forrest H. King, Ill and Kimberly Ann Rush husband and wife, dated September 13, 2018, of record in Instrument No. 20180928-0096488, in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 8289 Boone Trce, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 8th day of April, 2025.

_____(SEAL)
Heidi Sizemore Wood

_____(SEAL)
Chase G. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2025, before me personally appeared Heidi Sizemore Wood and Chase G. Wood, 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 8th day of April, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of April, 2025.

_____
Notary Signature
My commission expires:

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 **4/8/25**.

Date

Emily Manno

Affiant Signature

4/8/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026