NO TITLE EXAMINATION PERFORMED BY THE JONES LAW FIRM

Prepared By and Return to:
Stephen G. Potts
Jones Law Firm
PO Box 987
Anderson, SC 29622

Responsible for Taxes
James W. Culp, Trustee
421 McGill Circle
Iva, SC 29655

Karen Johnson
Batch # 1265533
04/29/2025 08 23 57 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDWARR
2 pgs

20250429-0032760

Grantee's Mailing Address:
421 McGill Circle
Iva, SC 29655

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT **James W. Culp also known as James Waymond Culp**, hereinafter, whether one or more, called Grantor, in the State aforesaid, in consideration of the sum of Five ($5.00) Dollars and no other valuable consideration to Grantor in hand paid at and before the sealing of these presents, by **James Waymond Culp as Trustee of the James Waymond Culp Revocable Trust,** hereinafter, whether one or more, called Grantee (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said Grantee and Grantee's heirs, or successors, and assigns forever subject to the below stated Exceptions, the following described real estate, to wit:

All of Grantor's right, title and interest being an undivided one-half (1/2) interest in and to the following property:

LAND in Davidson County, Tennessee, being Lot 26, Fortland Park, Section One, as shown on Plat of record in Plat Book 2663, Page 61, corrected in Book 2799, Page 43 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed unto James W. Culp and Cynthia M. Culp, husband and wife, by deed of Matthew Amos and Wife, Melinda Amos, dated December 21, 2009 and recorded on December 30, 2009 in instrument number 20090087620 in the Davidson County, Tennessee, Register of Deeds Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2663, Page 61; and Book 2799, Page 43, Register's Office for Davidson County, Tennessee.

This is improved property known as 2822 Hody Drive, Nashville, TN 37206.

Parcel Number: 83-15-145.00

EXCEPTIONS. This conveyance is specifically made subject to any and all recorded rights-of-way, easements, conditions, and restrictions pertaining to the property herein conveyed, and in addition is subject to any of the foregoing which may appear from an inspection of the premises.

TOGETHER with, subject to the above Exceptions, all and Singular the Rights, Members Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above Exceptions, all and singular the said Premises before mentioned unto the said Grantee and Grantee's Heirs, or successors, and assigns forever.

And Grantor does hereby bind Grantor and Grantor's Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said premises, subject to the above Exceptions, unto the said Grantee and Grantee's Heirs, Successors and assigns against Grantor and Grantor's Heirs, Successors, Executors, Administrators and Assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness Grantor's hand and seal this 13 day of March, 2025.

Signed, Sealed and Delivered
in the Presence of:

James W. Culp

STATE OF SOUTH CAROLINA)
)
COUNTY OF ANDERSON)

ACKNOWLEDGEMENT

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **James W. Culp**, the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13 day of March, 2025.

Notary Public signs here
Printed Name of Notary PATRICIA C. MILFORD
Notary Public for
My commission expires

Notary Public, State of South Carolina
My Commission Expires 12/31/2029