Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1284607
06/16/2025 09 41 18 AM
Fees $13 00 Taxes $2,201 50

Davidson County
DEEDWARR
2 pgs

20250616-0046623

File #251-A-0243-R

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 2025

Notary Public
MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Amanda Zuckerman	**New Owner**	
(NAME)	(NAME)	**091 10 0V 028.00**
243 Sterling Pt Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTOPHER FULKERSON, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

AMANDA ZUCKERMAN, married and Irwin Zuckerman, married as joint tenants with right of survivorship

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit 28, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for STERLING POINT, a Horizontal Property Regime with Private Elements of record as Instrument No 20180806-0077219 and First Amendment record in Instrument No 20180808-0078139 and Second Amendment record in Instrument No 20220525-0060680 and Third Amendment record in Instrument No 20240122-0003204 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Christopher Fulkerson, Unmarried Man, by Warranty Deed from Woodland Street Partners, LLC, A Tennessee Limited Liability Company of record in Instrument No 20200617-0063149, in the Register's Office of Davidson County, Tennessee, dated June 08, 2020 and recorded on June 17, 2020

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B F COCKRILLS FARM, as recorded in Book 161, Page 134 and 135

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A RESUBDIVISION OF PART OF LOT 38, B F COCKRILL FARM, as recorded in Book 5190, Page 364

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20180806-0077219, and as amended in Instrument Nos 20180808-0078139, 20220525-0060680 and 20240122-0003204

*Covenants, Conditions and Restrictions as set forth in Deed of Restriction recorded in Book 2199, Page 579

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and

Systems recorded in Instrument No 20180821-0082668

*Easement for Public Right-of-Way, recorded in Instrument Nos 20180723-0071509 and 20190328-0028067

*Easement recorded in Instrument No 20200310-0026751

*Charter for Sterling HOA, Inc recorded in Instrument No 20180806-0077218
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **243 Sterling Point Circle, Nashville, TN 37209**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th day of June, 2025.

Christopher Fulkerson

Lindsey Fulkerson

LINDSEY FULKERSON, *spouse of* ***CHRISTOPHER FULKERSON,*** *joins in the execution of this instrument for the purpose of conveying any and all marital interest* ***LINDSEY FULKERSON*** *may have in the above-described real property*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2025, before me personally appeared Christopher Fulkerson, 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 11th day of June, 2025

Notary Signature
My commission expires

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2025, before me personally appeared Lindsey Fulkerson, 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 11th day of June, 2025

Notary Signature
My commission expires

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028