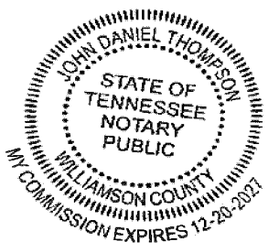
Karen Johnson Davidson County
Batch# 1292509 DEEDWARR
07/01/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20250701-0052006

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2025.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
McCullough Revocable Living Trust	New Owner(s)	083-13-0-064.00
112 S. 14th St.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT D. DOUGHER AND WIFE, KIMBERLY R. DOUGHER,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL B. MCCULLOUGH AND MARY R. MCCULLOUGH, TRUSTEES OF THE MCCULLOUGH REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Lot No. 18 on the Map of the Subdivision of Spring Park, of record in Book 57, page 134, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.\r\n\r\nBeing the same property conveyed to Robert D. Dougher and Kimberly R. Dougher, husband and wife by Warranty Deed from Holly Shaw Bates, married of record in Instrument No. 20141008-0093275 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 08, 2014.\r\n\r\nBeing the same property conveyed to Doomerville LLC, a Tennessee limited liability company by Quitclaim Deed from Robert D. Dougher and Kimberly R. Dougher, husband and wife of record in Instrument No. 20161006-0105874 Register's Office for Davidson County, Tennessee, dated October 05, 2016 and recorded on October 06, 2016.\r\n\r\nBeing the same property conveyed to Robert D. Dougher and wife Kimberly R. Dougher by Quitclaim Deed from Doomerville LLC, a Tennessee limited liability company of record in Instrument No. 20200715-0077673 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 15, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 112 South 14th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2025.

Robert D. Dougher

Kimberly R. Dougher

STATE OF Alabama
COUNTY OF Morgan

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert D. Dougher and Kimberly R. Dougher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2025.

Notary Public

My Commission Expires: 8-3-2027

DEBBY JOHNSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 06/30/2025 (date of document).

Karla I Kard
Affiant Signature

06/30/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of June, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

