RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-30930-25

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1299769 DEEDWARR
07/18/2025 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,212.60
20250718-0056820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $598,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of July 2025

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Terry L. & Rita Kay Hulan<br>4824 Kintore Drive<br>Nolensville, TN 37135 | Same address as new owner | 187-09-0A-091-00 |

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINETY EIGHT THOUSAND AND 00/100 Dollars ($598,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ARIELLE ST. PE, UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TERRY L. HULAN AND RITA KAY HULAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 91 on the Plan of Burkitt Village, Phase Six, Section One, of record in Instrument #20210421-0053389, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arielle St. Pe, unmarried woman, from Joon Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated September 25, 2023 and recorded October 25, 2023 in Instrument #20231025-0083629, said Register's Office.

Being a portion of the same property conveyed to Joon Properties, LLC, a Tennessee limited liability company, from Kiddsroad, LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 13, 2023 and recorded July 14, 2023 in Instrument #20230714-0054049, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 4824 Kintore Drive, Nolensville, TN 37135

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 18 day of July, 2025

GRANTOR(S)

Arielle St. Pe

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Arielle St. Pe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18 day of July, 2025.

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 18, 25 (date of document).

Jennifer L. Pennell

July 18, 25

Date

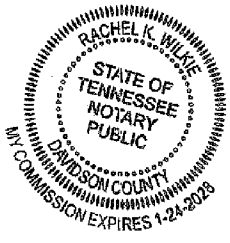
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 18, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____




Notary's Seal