Karen Johnson Davidson County
Batch # 1360942 DEEDWARRSP
12/22/2025 03:00:50 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20251222-0101653

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
Brenda Ann Pulliam 501 Carriage Lane Lebanon, TN 37087	Same	Map: 117-3-B Par.: 231.00

JUDEY HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 5/28/2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $270,000.00.

Brenda Ann Pulliam
Affiant

SUBSCRIBED AND SWORN to before me this 20th day of December, 2025.

Judey Harrington
Notary Public
My Commission Expires: 05-28-2028

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 sufficiency of which is hereby acknowledged, QUENTON SCOTT PULLIAM AND JUSTIN SAMUEL PULLIAM, TRUSTEES OF THE RESIDUARY TRUST U/W/O HELEN ANN L. PULLIAM, hereinafter "Grantors," have this day bargained and sold and do hereby transfer and convey to BRENDA ANN PULLIAM, her heirs, personal representatives, successors and assigns, hereinafter "Grantee," that certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the encumbrances listed on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, personal representatives, successors and assigns forever. Grantors covenant that except as may be provided on Exhibit "A" hereto the Property is free from all encumbrances made or suffered by Grantors and Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs, personal representatives, successors and assigns, against the lawful claims of all persons, claiming by, through or under Grantors but not further or otherwise.

Said Property is known as 2601 Hillsboro Pike, Unit Q-1, Nashville, TN 37212.

Grantors warrant, covenant and convey in their fiduciary capacity only and not individually.

WITNESS my hand this 20 day of December, 2025.

RESIDUARY TRUST u/w/o HELEN ANN L. PULLIAM

Quenton Scott Pull, Trustee

QUENTON SCOTT PULLIAM, Trustee

Justin Samuel Pull, Trustee

JUSTIN SAMUEL PULLIAM, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared QUENTON SCOTT PULLIAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that is a Trustee of the Residuary Trust u/w/o Helen Ann L. Pulliam and he executed the within instrument as Trustee for the purposes therein contained.

WITNESS my hand this 20th day of December, 2025.

Judey Harrington
Notary Public

My Commission Expires:

05-28-2028



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared JUSTIN SAMUEL PULLIAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),), and who acknowledged that is a Trustee of the Residuary Trust u/w/o Helen Ann L. Pulliam and he executed the within instrument as Trustee for the purposes therein contained.

WITNESS my hand this 20th day of December, 2025.

Judey Harrington
Notary Public

My Commission Expires:

05-28-2028

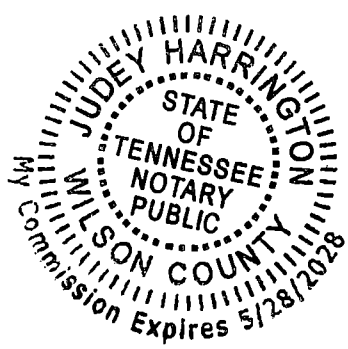


EXHIBIT "A"

Property Description

A certain condominium apartment in Davidson County, Tennessee, being Unit No. Q-1, Parcel No. 231, of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Helen Ann Pulliam (being the same person as Helen Ann L. Pulliam) by Quitclaim Deed from Quenton Pulliam, Jr. of record in Book 5739, page 555, Register's Office for Davidson County, Tennessee. Helen Ann L. Pulliam died on January 16, 1998, and, by her Last Will and Testament dated May 16, 1986, duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 98P-133 and of record at Will Book 218, page 31, Circuit Court (Probate Division) Clerk's Office for Davidson County, Tennessee, her interest in the property vested in the Trustees of the Residuary Trust u/w/o Helen Ann L. Pulliam.

The foregoing property is conveyed subject to the following exceptions:

1. Taxes and assessments for the year 2025 and subsequent years, a lien but not yet due and payable.

2. Subject to all matters shown on the plat of The Villager Condominium Apartments of record in Book 5200, page 154, as revised in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

3. Subject to the terms and conditions of the Master Deed for Villager Condominium of record in Book 5434, page 708, as corrected by the Deed of Correction in Book 5487, page 967, Register's Office for Davidson County, Tennessee.

4. Subject to the terms and conditions of the Rules and Regulations of Villager Condominium of record at Instrument No. 20090616-0055824, Register's Office for Davidson County, Tennessee.