Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-PP.25-2025-101

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

Karen Johnson Davidson County
Batch # 1370981 DEEDWARR
01/16/2026 03:45:30 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20260116-0004209

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Cramer H. Martin, unmarried,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Matthew D. Bultman and Wanda S. Bultman, husband and wife,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Being a Condominium Apartment in Davidson County, Tennessee and being Unit No. 101 of The Hillmont Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Doc. No. 20040209-0015685, rerecorded in Doc. No. 20040212-0017074, amended in Doc. No. 20050512-0053861, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to Cramer H. Martin by deed dated July 16, 2014 of record in Instrument No. 20140718-0064052, Register's Office of Davidson County, Tennessee.

Map & Parcel 117-11-OJ-101.00

Property Address: 2025 Woodmont Blvd, # 101, Nashville, TN 37215

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 14 day of January, 2025.

Cramer H. Martin

Cramer H. Martin

STATE OF **TENNESSEE**
COUNTY OF Maury

Personally appeared before me, the undersigned, **Cramer H. Martin,** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of January, **2025.**

My commission expires:
1/20/26

Notary Public

MELISSIA DUGGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 25, 2026
COUNTY OF MAURY

STATE OF TENNESSEE – Maury COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$375,000.00.**

Affiant

Subscribed and sworn to before me, this 14 day of January, **2025.**

My commission expires:
April 22, 2026

Notary Public

ELIZABETH GROOMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires April 22, 2026

Name and Address of New Owner:

Matthew D. Bultman and Wanda S. Bultman

2025 Woodmont Blvd. # 101

Nashville, TN 37215

Name and Address of New Owner Responsible of the payment of the Property Taxes

Matthew D. Bultman and Wanda S. Bultman

6930 Oakview St

Shawnee, KS 66216