Karen Johnson Davidson County
Batch# 1426437 DEEDWARR
05/28/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20260528-0048469

WARRANTY DEED

File No. EM-26-2115

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 3-2-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Tully and Rebecca Grindel Tully	Michael & Rebecca Tully	
(NAME)	(NAME)	
1487A Woodmont Boulevard	1487A Woodmont Blvd,	117-12-0O-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **James Ocean and Rebecca Ocean, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Tully and Rebecca Grindel Tully, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain Townhomes located in Davidson County, Tennessee, described as Unit No. 1 of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the plat recorded as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, Condominium apartments, recorded in Instrument No. 20150526-0048171 and amended in Instrument No. 20151009-0103197, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, Condominium Apartments contained in the Declaration of Covenants, Conditions and Restrictions appended thereto and recorded in Instrument No. 20150526-0048171, 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 James Ocean and Rebecca Ocean, husband and wife, as tenants by the entirety by Warranty Deed from James Howard Mackenzie, III and Lora Lee Stepusin Mackenzie, husband and wife of record in Instrument No. 20250917-0074216 Register's Office for Davidson County, Tennessee, dated September 17, 2025 and recorded on September 17, 2025.

This is property more commonly known as 1487A Woodmont Boulevard, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 27th day of May, 2026.

James Ocean

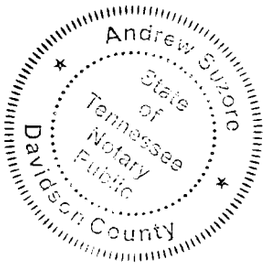
Rebecca Ocean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2026, before me personally appeared James Ocean, Rebecca Ocean and , 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 27th day of May, 2026.

Notary Signature
My commission expires: May 8, 2028



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-28-2026.

Affiant Signature — Date: 5-28-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-28-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY