Karen Johnson Davidson County
Batch# 1428229 DEEDWARR
06/05/2026 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260605-0050896

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Samuel A Bulman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JUNE 2026.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

CTE2026R0601

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Peaseley & Derryberry PLC
504 Autumn Springs Ct, Suite 27
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Bulman	NEW OWNERS	-146-08-0-030.00
4818 Merrill Lane		
Nashville, TN 37211		

FOR AND IN 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 **Hunter Blair and Amanda Blair, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel A. Bulman and Lindsay K. Staiman, 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:

Land in Davidson County, Tennessee, being Lot No. 573 on the Plan of Caldwell Hall, Section 14, of record in Plat Book 3300, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hunter Blair and Amanda Blair, husband and wife by Warranty Deed from Cheryl Edwards Eaby, a widow formerly known as Cheryl Ann Edwards of record in Instrument Number 20200219-0018245, Register's Office for Davidson County, Tennessee recorded on February 19, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

THIS IS IMPROVED PROPERTY KNOWN AS, **4818 Merrill Lane, Nashville, TN 37211**

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 GRANTEESS 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 GRANTEESS, 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 HAND this 1st day of June 2026.

HUNTER BLAIR

AMANDA BLAIR

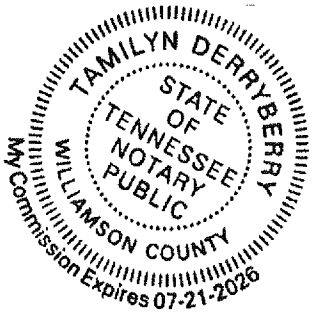
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Hunter Blair and Amanda Blair, the bargainors**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this the 1st day of June 2026.

Tamilyn Derryberry

My commission expires: July 21, 2026



Certificate of Authenticity

I, Nancy Enoch, do hereby make oath that I am a licensed attorney and/or 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 June 1st, 2026

Nancy Enoch
Affiant Signature

June 3rd, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

3rd day of June, 2026

Notary's Signature

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires: 5/8/2028

Notary's Seal