WARRANTY DEED

Karen Johnson
Batch # 1455680
08/04/2026 02:53:32 PM
Fees: $13.00 Taxes: $508.75

Davidson County
DEEDWARR
2 pgs

20260804-0071784

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hakar Gerki	**SAME AS NEW OWNER**	
(NAME) **7515 Maggie Drive**	(NAME)	**08112030900**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT W. PULLEN, JR., TRUSTEE OF THE AMENDED AND RESTATED PULLEN JOINT REVOCABLE TRUST, CREATED MARCH 31, 2025,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAKAR GERKI, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following Tract or Parcel of land in Davidson County, Tennessee, described as follows to wit:

Being the easterly 37 feet of Lot Nos. 249 and 250 on the plan of McGavock Westmore and Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Robert W. Pullen, Jr. and Jill H. Pullen, Co-Trustees of the Amended and Restated Pullen Joint Revocable Trust, created March 31, 2025 by Quitclaim Deed from Robert Pullen of record in Instrument No. 20251002-0078580 Register's Office for Davidson County, Tennessee, dated September 25, 2025 and recorded on October 2, 2025. Scrivener's Affidavit recorded in Instrument No. 20251121-0093215 to correct legal description.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Public Street Right-of-Way of record in Instrument Number 20140509-0040011, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130904-0093086, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **906 Cheatham Pl., Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the ~~31st~~ 30th DAY OF JULY, 2026.

Amended and Restated Pullen Joint Revocable Trust, created March 31, 2025

BY:_____
Robert W. Pullen, Jr.
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. PULLEN, JR., TRUSTEE of AMENDED AND RESTATED PULLEN JOINT REVOCABLE TRUST, CREATED MARCH 31, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~31st~~ 30th of July, 2026.

_____
Notary Public
My Commission Expires: 9-7-2026
(SEAL)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212