Karen Johnson Davidson County
Batch# 1467885 DEEDWARR
09/03/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $9,805.00
20260903-0081887

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-9898-AJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,650,000.00.

Affiant

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 31st day of August, 2026.

Notary Public
My Commission Expires: 4/7/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas J. Cullen, Jr. and Donja S. Cullen 4815 Granny White Pike Nashville, TN 37220	New Owner	145 03 0 008.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **James Riley Bryant, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Thomas J. Cullen, Jr. and Donja S. Cullen, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 16, Plan of HARPETH ACRES, SECTION I, according to survey and plat of same appearing of record in Plat Book 1424, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Riley Bryant, a married man, by Limited Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, of record in Instrument No. 20250827-0068637, in the Register's Office of Davidson County, Tennessee, dated August 27, 2025 and recorded on August 27, 2025. Subject property was never primary residence for grantor and/or spouse.

This is improved property located at: **4815 Granny White Pike, Nashville, TN 37220**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2026.

GRANTOR:

James Riley Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Riley Bryant, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

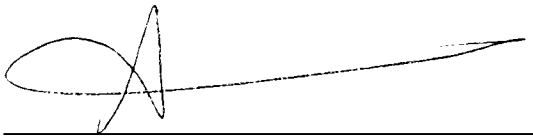
WITNESS my hand and seal at office this 31st day of August, 2026.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

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 8/31/26.



Affiant Signature 9/1/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9/1/26.



Notary's Signature
My Commission Expires: 4-21-30



Notary's Seal