Karen Johnson Davidson County
Batch# 262724 DEEDWARR
07/26/2019 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20190726-0073892

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ronald P. Muller and Lucy H. Muller as trustees of The Muller Family Trust dated January 5, 2011; Michelle Muller, a single person	New Owner	081 06 0 365.00
(NAME)	(NAME)	
2412 Seifried St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jacob A. Kassinger and Olivia K. Kassinger, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronald P. Muller and Lucy H. Muller as trustees of The Muller Family Trust dated January 5, 2011; Michelle Muller, a single person**, hereinafter called the Grantees, 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 a lot of land in the 8th, formerly 13th Civil District of Davidson County, Tennessee, being party of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, described according to a Map of C, Santi's Property made by Earle Drake, County Surveyor for said County, March 29, 1928, as follows:

Beginning at a point on the Northerly side of Seifried Street extended, 83 feet Easterly from the Northeast corner of said Seifried Street extended and 25th Avenue North; thence Easterly with the Northerly side of said Seifried Street extended 67 feet to the Southwest corner of a part of said Lot No, 17 conveyed by Conrad Santi and wife, to Charles L. Waterston and wife, by deed of record in Book 484, Page 606, said Register's Office; thence Northerly with the Westerly line of said lot 150 feet to an alley; thence Westerly with the Southerly margin of said alley 67 feet; thence Southerly and parallel with the Easterly side of 25th Avenue, North, 150 feet to the beginning.

Being the same property conveyed to Jacob A. Kassinger, an unmarried man by Warranty Deed from Joseph A. Spicer, married dated December 30, 2014 and recorded January 08, 2015 as Instrument No. 20150108-0002229, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1905215SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2412 Seifried St., Nashville, TN 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 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 our hands this 19th day of July, 2019

Jacob A. Kassinger

Olivia K. Kassinger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jacob A. Kassinger and Olivia K. Kassinger, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2019.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1905215SSO

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY