Karen Johnson Davidson County
Batch# 348400 DEEDWARR
01/24/2020 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $636.77
20200124-0009003

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $172,100.00.

Affiant

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 24 **day of January, 2020.**

Notary Public
My commission expires: 5/17/21

06-1912-77347

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Alison Jeanette Mullenix 3109 Justin Towne Ct Antioch TN 37013	NEW OWNER	150-03-0-135.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michele Mazzu and Randy Mazzu, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alison Jeanette Mullenix, unmarried**, hereinafter called the Grantees, their successors 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. 7A, on the Plan of Zone Lot Division Lots 6, 7, & 30, Justin Towne, Sect. Two, of record in Book 5200, Page 459, as amended in Book 5200, Page 618, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Ryan Ellis, a single man by deed from Sharon D. Buell and husband, Phillip Buell, dated May 1, 2003, recorded May 13, 2003, of record in Instrument No. 20030513-0064952, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michele Mazzu and Randy Mazzu, wife and husband by deed from James Ryan Ellis, married, dated June 21, 2019, recorded June 21, 2019, of record in Instrument No. 20190621-0060131, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3109 Justin Towne Ct, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24 day of January, 2020.

Michele Mazzu

Randy Mazzu

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michele Mazzu and Randy Mazzu**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 24 day of January, 2020.

State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Cheri Bayer, 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.

Cheri Bayer

State of Tennessee

County of Wilson

Personally appeared before me, Jason Nguyen, a notary public for this county and state, Cheri Bayer, 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: 5/17/21

{Notary' Seal}

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY