Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0054

Karen Johnson Davidson County
Batch# 352708 **DEEDWARR**
02/04/2020 08:06:27 AM 2 pgs
Fees: $13.00 Taxes: $749.25

20200204-0012425

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of January, 2020.

Notary Public

Commission Expires: 9/6/23

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephanie Brown 803 Bixler Avenue Madison, TN 37115	New Owner	043-05-0-097

WARRANTY DEED

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/WE,

Belinda Faye Mullen, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Brown, an unmarried woman

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 the North 50 1/2 feet of Lot 9, Block D, on the Map of Crestview Estates, as of record in Book 843, Page 81, Register's Office of Said County.

Said Part of lot fronts 50 1/2 feet on the east side of Cedarcrest Avenue, and runs back between parallel lines, 192.5 feet to the west margin of Bixler Avenue.

Being the same property conveyed to Freddie P. Smith, unmarried by Warranty deed from Myrtie White Woosley, unmarried of record in Book 4188, page 828, Register's Office for Davidson County, Tennessee, dated November 09, 1967 and recorded on November 13, 1967.

Being the same property conveyed to Freddie Rose Dale (Previously known as Freddie P. Smith) by Quitclaim deed from James Edward Bale of record in Book 9300, page 370, Register's Office for Davidson County, Tennessee, dated March 28, 1994 and recorded on April 05, 1994.

Freddie Rose Bale a/k/a Freddie Rose Pennington Bale and Freddie Rose Pennington died on May 04, 2013. Property Conveyed to Belinda Faye Mulley, Melody Diane Aker and Karen Kay Alred through Affidavit of Heirship recorded on July 10, 2013 in Instrument No. 20130710-0071268

Being the same property conveyed to Belinda Faye Mullen by Quitclaim deed from Melody Diane Aker and Karen Kay Alred of record in Instrument No. 20130710-0071271 Register's Office for Davidson County, Tennessee, dated June 20, 2013 and recorded on July 10, 2013.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-PR-20-803

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 803 Bixler Avenue, Madison, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of January, 2020.

Belinda Faye Mullen

Belinda Faye Mullen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Belinda Faye Mullen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of January, 2020.

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON