**BOX 10-B**

Karen Johnson Davidson County
Batch# 384256 **DEEDWARR**
04/13/2020 10:17:04 AM 2 pgs
Fees: $13.00 Taxes: $209.05

20200413-0038141

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$56,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **RARE EARTH PROPERTIES** | **SAME** | **084-11-0-078.00** |
| (NAME) **5003 GALLATIN PIKE** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37216** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TINA MULLINS AND STEVEN THOMAS MULLINS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 33, as shown on the map entitled MAPLECREST, of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOE BOYD MARTIN AND WIFE, ELIZABETH MARTIN, by deed from ROY P. ANGEL, TRUSTEE, of record in Book 6036, page 295, dated February 10, 1983, said Register's Office.

JOE BOYD MARTIN conveyed his interest to JANE ELIZABETH RUCKER MARTIN, by Final Decree of Divorce of record in Book 8815, page 634, said Register's Office.

JANE ELIZABETH RUCKER, a/k/a ELIZABETH MARTIN and JANE ELIZABETH RUCKER MARTIN conveyed her interest to TINA MULLINS AND HUSBAND, STEVEN THOMAS MULLINS, by quitclaim deed of record in Instrument No. 20070918-0111808, dated September 18, 2007, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 1835, Pages 27 and 28; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( **X** ) property, known as **2251 MAPLECREST DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 10th day of April, 2020.

Tina Mullins
**TINA MULLINS**

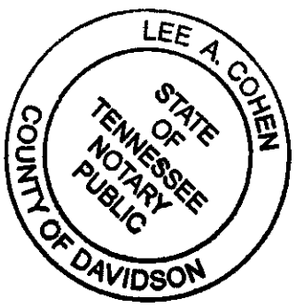
Steven Thomas Mullins
**STEVEN THOMAS MULLINS**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tina Mullins and Steven Thomas Mullins, wife and husband,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of April, 2020.

My commission expires: **May 2, 2022.**




Lee A. Cohen
Notary Public