WARRANTY DEED

Karen Johnson Davidson County
Batch# 509570 DEEDWARR
11/05/2020 04:06:34 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20201105-0130210

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2020.

Stephanie Dome
Notary Public

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jourdan T. Holder and John Haley	New Owner	Parcel ID: 09213019000
(NAME)	(NAME)	
3406 Elkins Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Amanda J. Mulliniks, formerly known as Amanda J. Fordham, and Christopher Ryan Mulliniks, wife and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jourdan T. Holder, a single woman, and John Haley, a single man, as Tenants in Common with Rights of Survivorship**, 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:

Being Lot No. 5 of Block 16 on the plan of Charlotte Park Company 2nd Addition, of record in Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda J. Fordham and Christopher Ryan Mulliniks, wife and husband, by Warranty Deed from L & H Building Group, LLC, (erroneously referenced as L and H Building Group in Prior Deed), of record in Instrument No. 20140331-0026222, in the Register's Office of Davidson County, Tennessee, dated March 28, 2014 and recorded on March 31, 2014.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SB-JR-20-3406

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 3406 Elkins Avenue, Nashville, TN 37209

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 2nd day of November, 2020

Amanda J. Mulliniks

Amanda J. Mulliniks, formerly known as Amanda J. Fordham

Christopher Ryan Mulliniks

Christopher Ryan Mulliniks

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Amanda J. Mulliniks, formerly known as Amanda J. Fordham, and Christopher Ryan Mulliniks, 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 2nd of November, 2020.

Notary Public

My Commission Expires:

(SEAL)

