Karen Johnson Davidson County
Batch# 528624 DEEDWARR
12/10/2020 10:02:18 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20201210-0144331

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SR-VRES-20-0609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $330,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Subscribed and sworn before me this the 7th day of December, 2020.

Notary Public
My commission expires: 07/09/24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Frederick Rosen	NEW OWNER	042-11-0 091.00
609 Heritage Drive		
Madison, TN 37115		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAY C. MCMULLEN, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MELISSA ROSEN AND JOSHUA ROSEN, WIFE AND HUSBAND**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Two, Heritage Village, of record in Book 4460, page 160, Register's Office for said County.

Said Lot No. 3 fronts 109.00 feet on the westerly margin of Heritage Drive and extends back 194.64 feet on the northerly line and 173.06 feet on the southerly line to a dead line in the rear, measuring 111.12 feet thereon.

Being the same property conveyed to Ray C. McMullen and wife, Elizabeth L. McMullen, by deed from William E. Mereness and wife, Cora Joslyn Mereness, dated 01/03/1980, of record in Book 5552, page 955, said Register's Office. The said Elizabeth L. McMullen having since died July 1st, 1995.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 609 Heritage Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 7th day of December, 2020.

Ray C. McMullen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray C. McMullen, 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 and official seal this 7th day of December, 2020.

My commission expires:
9-6-22

Notary Public

