RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115279

Karen Johnson Davidson County
Batch# 613175 DEEDWARR
04/13/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,774.89
20210413-0048767

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,700.00.

Angela Wegner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2021.

Jennifer L Pennell
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela M. Wegner and husband, Stephen R. Wegner Jr. 918B Delmas Avenue Nashville, TN, 37216	Same address as new owner	072-09-0U-002.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Nine Thousand Seven Hundred and 00/100 Dollars ($479,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NICHOLAUS JAMES MULLINS AND WIFE, KAREN WALKER MULLINS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ANGELA M. WEGNER AND HUSBAND, STEPHEN R. WEGNER JR.**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 918 Delmas Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions in Instrument #20150409-0031393, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nicholaus James Mullins and Karen Walker Mullins, husband and wife, by Warranty Deed dated June 1, 2016 and recorded June 6, 2016 in Instrument #20160606-0056491, said Register's Office.

The address of the herein described property is believed to be 918-918B Delmas Ave, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of April, 2021.

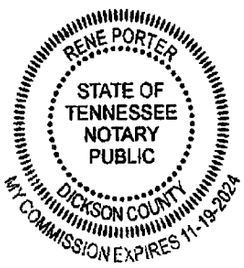
NICHOLAUS JAMES MULLINS

KAREN WALKER MULLINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Nicholaus James Mullins and wife, Karen Walker Mullins, 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 seal, this the 1st day of April, 2021.



Notary Public

Printed Notary Name

My commission expires: 11/19/24

True Copy Certification

I, **Jennifer L. Pennell**, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022