Karen Johnson Davidson County
Batch# 623199 DEEDWARR
04/27/2021 10:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210427-0055764

THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO:
Darwin T. Mullens and Tonia C. Mullens
2118 Notchleaf Road
Antioch, TN 37013

Warranty Deed

§ 66-5-209 (5) Transfers made solely to any combination of a spouse or a person or persons in the lineal line of consanguinity of one (1) or more of the transferors;

THIS INDENTURE, Made this 16th day of SEPTEMBER, 20 20, by and between **Darwin T. Mullens, a single man** of the County of ~~**Darwin T. Mullens, a married man who acquired title as a single man,**~~ State of Tennessee, party/parties of the first part, **Darwin T. Mullens and Tonia C. Mullens, a married couple as Joint Tenants with Right of Survivorship** of the County of **DAVIDSON**, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **2118 Notchleaf Road, Antioch, TN 37013**).

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of **DAVIDSON**, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

Property Address: **2118 Notchleaf Road, Antioch, TN 37013**

BEING the same premises transferred in a deed dated **April 10, 2019** and recorded **April 11, 2019** in the **DAVIDSON** County Recorder's Office in Instrument Number **20190411-0033307**, granted and conveyed to **Darwin T. Mullens, a single man**, the Grantors herein.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has executed this deed this 16th day of SEPTEMBER, 2020.

Darwin T. Mullens

Darwin T. Mullens

State of Tennessee

County of Davidson (SS)

On this 16th day of SEPTEMBER in the year 2020, before me, the undersigned notary public, personally appeared DARWIN T. MULLENS, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Cynthia A. Todd

Notary Public

OATH OF VALUE

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 10.00.

Darwin T. Mullens

Affiant

Subscribed and sworn to before me this 16th day of September, 2020.

Cynthia A. Todd

Notary Public
My Commission Expires: 3/6/2024

CYNTHIA A. TODD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No: **1397782**

TAXPAYER/OWNER: **Darwin T. Mullens**
ADDRESS: **2118 Notchleaf Road, Antioch, TN 37013**

TENNESSEE NOTARY ACKNOWLEDGEMENT

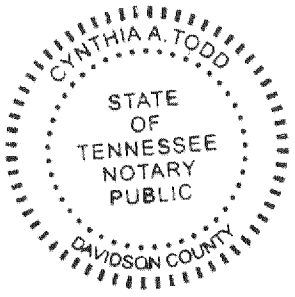
State of Tennessee

County of Davidson

On this 16th day of September, 2020, before me personally appeared Darwin T. Mullins, to me known to be the person described in and who executed the forgoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Cynthia A. Todd

Cynthia A. Todd, Notary Public



My Commission Expires March 6, 2024

(Seal)

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 18, on the plan of Minor Subdivision Final Plat Clover Glen Phase 1A, as shown on plat of record in Instrument 20180618-0058128, register's office for Davidson County, reference to which is hereby made for a more complete description.

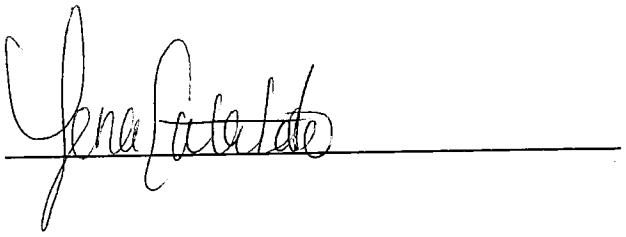
Being the same property as conveyed from Meritage Homes of Tennessee, Inc., an Arizona Corporation to Darwin T. Mullens, a single man as set forth in Deed Instrument #20190411-0033307 dated 04/10/2019, recorded 04/11/2019, DAVIDSON County, TENNESSEE.

PROPERTY ADDRESS: **2118 NOTCHLEAF RD, ANTIOCH, TN 37013**

TAX ID: **182 15 0B 018.00**

TRUE COPY CERTIFICATION

I, Lena Cataldo, 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 this is a true and correct copy of the original document executed and authenticated according to law.

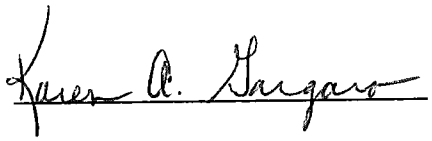


State of Pennsylvania

County of Allegheny

Before me, Karen A. Gargaro, the undersigned officer, personally appeared Lena Cataldo, known to me (or satisfactorily proven) to be the person who's name is subscribed to the within instrument, and acknowledged that (he/she/they) executed the same for purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Notary public

Printed name: Karen A. Gargaro

Mu Commission expires: 03/25/2024

Commonwealth of Pennsylvania - Notary Seal
Karen A. Gargaro, Notary Public
Allegheny County
My commission expires March 25, 2024
Commission number 1297119
Member, Pennsylvania Association of Notaries