Karen Johnson Davidson County
Batch# 638117 DEEDWARR
05/18/2021 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $9,679.20
20210518-0066714

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-2140

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,616,000.00

Affiant

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of May, 2021

Notary Public

Commission Expires: 11-6-24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mukhtar Siddiqi Po Box 1027 Antioch, TN 37011	New Owner	075-09-0-081.00/075-09-0-082.00 075-09-0-083.00/075-09-0-084.00 075-09-0-085.00/075-09-0-086.00 075-09-0-087.00/075-09-0-088.00 075-09-0-089.00/075-09-0-090.00 075-09-0-091.00/075-09-0-092.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mullins Properties, LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mukhtar Siddiqi

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:

Land in Davidson County, Tennessee, being Lot No. 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205 on the plan of Hermitage Hills, Section 2 (Revised), of record in Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Mullins Properties, LLC, a Delaware limited liability company by Warranty deed from NashVest, LLC, a Tennessee limited liability company of record in Instrument No. 20190708-0066357 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on July 08, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 219 Bonnalynn Drive; 221 Bonnalynn Drive; 223 Bonnalynn Drive; 225 Bonnalynn Drive; 227 Bonnalynn Drive; 229 Bonnalynn Drive; 231 Bonnalynn Drive; 233 Bonnalynn Drive; 235 Bonnalynn Drive; 237 Bonnalynn Drive; 239 Bonnalynn Drive; 241 Bonnalynn Drive, Hermitage, TN 37076

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 so 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.

Dated this the 13th day of May, 2021.

Mullins Properties, LLC, a Delaware Limited Liability Company

By: _____
Brian Mullins, Managing member

STATE OF TENNESSEE COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Brian Mullins,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Managing Member** of **Mullins Properties, LLC**, the within named bargainor, a **Delaware limited liability company**, and that he as such **Managing Member**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as **Mem Managing Member**.

Witness my hand and official seal at Mt. Juliet, Tennessee this 13th day of May, 2021.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires:

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

