Karen Johnson Davidson County
Batch# 647417 DEEDWARR
06/02/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20210602-0073547

Name and Address of New Owner:
Jennifer Westin
695 Nashua Lane #106, Lot 14
Nashville, TN 37209
Send Tax Bills To:
Jennifer Westin
695 Nashua Lane, #106
Nashville, TN 37209
This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 91 5 B 14.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Mulch Property Development Company, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jennifer Westin, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 14 on the plan of The Woods at the Annex, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Woods at Annex, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190319-0025108, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to THE SECOND MULCH PROPERTY COMPANY, by deed from B.B. DOUBLEDAY, JR., A MARRIED PERSON, of record in Instrument o. 20060317-0031268, dated March 15, 2006, said Register's Office.

Being a portion of the same property conveyed to TSMPC, LLC, by deed from THE SECOND MULCH PROPERTY COMPANY, of record in Instrument No. 20140102-0000298, dated December 30, 2013, said Register's Office.

Being a portion of the same property conveyed to TSMPC, LLC, by deed from THE SECOND MULCH PROPERTY COMPANY, of record in Instrument No. 20140102 0000299, dated December 30, 2013, said Register's Office.

Being a portion of the same property conveyed to JUSTIN EMMANUEL, AN INDIVIDUAL AND GINA EMMANUEL, AN INDIVIDUAL, AS TENANTS IN COMMON, by deed from TSMPS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20151229-0130488, dated December 28, 2015, said Register's Office.

Being a portion of the same property conveyed to THE MULCH PROPERTY DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from JUSTIN EMMANUEL, AN INDIVIDUAL AND GINA EMMANUEL, AN INDIVIDUAL, AS TENANTS IN COMMON, of record in Instrument No. 20170413-0036388, dated April 13, 2017, said Register's Office.

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of May, 2021.

The Mulch Property Development Company, LLC, a Limited Liability Company

By:_____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned of the state and county mentioned, personally appeared John A. Bell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of The Mulch Property Development Company, LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Dawson County, this 21st day of May, 2021.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Notary Signature

My commission expires: 11 8 22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $384,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 21st day of May, 2021.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Notary Public

My commission expires: 11 8 22

File No. 2021-2615

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23