Karen Johnson Davidson County
Batch# 672664 DEEDWARR
07/08/2021 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20210708-0091792

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00 Affiant Subscribed and sworn to before me, this the 30th day of June, 2021. Notary Public My commission expires: 9/10/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Clayton Lilienstern	New Owner(s)	082-16-0-412.00
519 S 10th Street	519 S 10th Street	
Nashville, TN 37206	Nashville TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MINDFUL HOME SOLUTIONS LLC, A NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT CLAYTON LILIENSTERN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 22 on the Plan of Shelby Hills of record in Plat Book 3600, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 50 feet on the westerly side of South Tenth Street and runs back between lines 208.65 feet on the northerly side and 190.94 feet on the southerly side to an alley in the rear on which it measures 55.75 feet thereon.

Being the same property conveyed to Roger D. Tucker, unmarried by Warranty deed from Eric Sox, married of record in Instrument No. 20100720-0056522 Register's Office for Davidson County, Tennessee, dated July 15, 2010 and recorded on July 20, 2010.

Being the same property conveyed to Mindful Home Solutions, LLC by Warranty deed from Roger D. Tucker, unmarried of record in Instrument No. 20200708-0074127 Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 08, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 518 South 10th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2021.

Mindful Home Solutions LLC, a Nevada Limited Liability Company

By: _____
Shane Hamilton Mayo, Manager

By: _____
Kelley Jeanne Mayo, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shane Hamilton Mayo, Manager and Kelley Jeanne Mayo, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Mindful Home Solutions LLC, a Nevada Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2021.

_____
Notary Public

My Commission Expires: 7-3-25



Tennessee Certification of Electronic Document

I, Patricia Nicks, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/2021 (date of document).

Affiant Signature

6/30/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

