Karen Johnson Davidson County
Batch# 684724 DEEDWARR
07/27/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20210727-0101005

34894-8

#36441

WARRANTY DEED

STACY L. THOMAS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$391,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2021.

Notary Public

My commission expires: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Annakin Mulzer	**"New Owner(s)"**	**Map 172-12-0-B Parcel 259.00co**
5609 Seesaw Road	5609 Seesaw Road	
Nashville, Tennessee 37211	Nashville, Tennessee 37211	

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

Walter H. Mathes, and wife, and Ekaterina A. Mathes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Annakin Mulzer, an unmarried man

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. 187, on the Plan of Bradford Hills, a Planned Unit Development, Section Twelve, of record in Plat Book 7900, Page 581, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Walter H. Mathes and wife, Ekaterina A. Mathes, by Warranty Deed dated June 29, 2009 from Vikki Leah Chandley, an unmarried woman, of record in Instrument No. 20090630-0060509, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Book 7900, Page 581, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions and Restrictions of Bradford Hills, of record in Book 8069, Page 170 and made applicable to Section Twelve in Book 9055, Page 826, and re-recorded in Book 9058, Page 989, said Register's Office.**
3. **By-Laws of Bradford Hills Homeowners' Association of record in Book 8071, Page 531, said Register's Office**
4. **All matters shown on the Boundary Plats of record in Book 7900, Page 6 and in Book 7900, Page 110, said Register's Office.**
5. **Deeds of Conveyances for water and sewer purposes of record in Book 8377, Page 769, and in Book 8377, Page 808, said Register's Office.**
6. **Conveyance of Open Space and Common Area in Bradford Hills Homeowners Association, Inc., of record in Book 9779, Page 672, said Register's Office.**
7. **Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, Page 520, said Register's Office.**
8. **Agreement as to clearance permit and anchor easement granted Southern Bell Telephone and Telegraph Company of record in Book 1113, Page 606 and Book 1318, Page 441, Register's Office of Davidson County, Tennessee.**
9. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **5609 Seesaw Road, Nashville, Tennessee 37211**

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 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.

Witness my/our hand(s) this **23rd** day of **July, 2021.**

Walter H. Mathes

Ekaterina A. Mathes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Walter H. Mathes and Ekaterina A. Mathes,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **July, 2021.**

Notary Public

My Commission Expires: 11/6/21



True Copy Certification

I, GEORGE E. MUDTER, JR., 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 on 7/23/2021.

GEORGE E. MUDTER, JR.
Dated 7/23/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., 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: 10/23/2023
Notary Seal:

