Karen Johnson Davidson County
Batch# 708751 DEEDWARR
09/01/2021 12:24:00 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20210901-0117909

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 26th day of August, 2021.

Notary Public
My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2022
DAVIDSON COUNTY

2021-471

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yejia Xue	New Owner	
8220 Colonial Place		105-14-0A-028.00-CO
Duluth, GA 30097		

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, we

Ryan J. Mueller and wife, Kristy C. Mueller f/k/a Kristy C. Kaul,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Yejia Xue, a married woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 853 on the Plan of Waverly Place II, Townhomes, shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040909-0109214, Register's Office for said County, to which Plan reference is hereby made for a more Completed description.

Being the same property conveyed to Ryan J. Mueller, unmarried and Kristy C. Kaul, unmarried as Joint tenants with right of survivorship by Warranty deed from Liza Weavind and Stephen Stenhouse, wife and husband of record in Instrument No. 20160923-0100561 Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 23, 2016.

Kristy C. Kaul having since married Ryan J. Mueller and is now known as Kristy C. Mueller.

Kristy C. Kaul and Kristy C. Mueller being one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **853 South Douglas Avenue, Nashville, TN 37204.**

0 YRES 2/ 853

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #:

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 do 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.

Witness our hands this 26th day of August, 2021.

Ryan J. Mueller

Kristy C. Mueller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan J. Mueller and Kristy C. Mueller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

