Karen Johnson Davidson County
Batch# 711168 DEEDWARR
09/07/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210907-0119844

WARRANTY DEED

STATE OF TENNESSEE 2021-745
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

(Affiant)

Sworn to and subscribed before me this 27th day of August, 2021.

Notary Public

My commission expires: 5.14.2025

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Chang Lu and Edgar Delgado (NAME)	(NAME) New Owner	**129-04-0-077**
5911 Old Harding Pike (ADDRESS)	(ADDRESS)	
Nashville TN 37205 (City) (State) (Zip)	(City) (State) (Zip)	

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, **James Bryan Mull and Lauren Mull, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Edgar Delgado and Chang Lu, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson, Tennessee being Lot No. 2 on the Plan of Longview Subdivision of record in Plat Book 6200, Page 620, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being all the same property conveyed to Bryan Mull and Lauren Mull, husband and wife, by deed from Jason W. Ferrell and Rebecca Barrett Moore, of record in Instrument No. 20190214-0013721, Register's Office for Davidson County, Tennessee.

For Information Purposes Only - This is improved property commonly known as: 5911 Old Harding Pike, Nashville, TN 37205

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes or special assessments which are not shown as existing liens by the public records, (7) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment, and (8) Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 26th day of August, 2021.

James Bryan Mull

Lauren Mull

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of August, 2021, before me personally appeared James Bryan Mull and Lauren Mull, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2021.



Notary Signature
My commission expires: 01/26/2025

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 8-27-2021.

Affiant
Date: August 31, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31 day of August 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY