WARRANTY DEED

Karen Johnson Davidson County
Batch# 761291 **DEEDWARR**
11/24/2021 03:50:56 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20211124-0156590

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$440,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF November 2021

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

MST 2021-2117

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Cordale Rader and William Taylor Shields	new owners	147-10-0-016.00
(NAME)	(NAME)	
5045 Suter Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jessica Paige Mulder, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Cordale Rader, a single man and William Taylor Shields, a single man, as tenants in common with right of survivorship,** 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. 241 on the Plan of Caldwell Country Estates, Section 5 of record in Plat Book 3300, Page 16, 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 the same property conveyed to Julia M. Harrison, unmarried by Warranty deed from William Eric Downing and Elizabeth W. Downing of record in Instrument No. 20070202-0014027 Register's Office for Davidson County, Tennessee, dated February 01, 2007 and recorded on February 02, 2007.

Being the same property conveyed to Jassica Paige Mulder, unmarried by Warranty deed from Julia Harrison Peters F/K/A Julia M. Harrison, a married woman of record in Instrument No. 20200526-0053858 Register's Office for Davidson County, Tennessee, dated May 19, 2020 and recorded on May 26, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3279, Page 556, in the Register's Office for Davidson County, Tennessee.

W-NRC-21-5045

This property, known as 5045 Suter Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 22 DAY OF NOVEMBER, 2021.

Jessica Paige Mulder

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jessica Paige Mulder, Unmarried, 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 office, this 22 day of November, 2021.

Notary Public

My commission expires: 10.20.2024

