Karen Johnson Davidson County
Batch# 767294 DEEDWARR
12/03/2021 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $6,545.30
20211203-0160538

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,769,000.00. Affiant Subscribed and sworn to before me, this the 19th day of November, 2021. Notary Public My commission expires: 1-16-25

Stephanie Mitchell
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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:
Madison Thomas Taylor Thomas	New Owner(s)	094 01 0 165.00
1105 Glenview Drive		
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 HOMES 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 **MADISON THOMAS AND TAYLOR THOMAS, HUSBAND AND WIFE**, 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. 29, on the Plan of Haynie's Central Park Plan, of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mindful Home Solutions, LLC, a Nevada Limited Liability Company, by Warranty Deed from Phillip M. Hummer, a married man, of record in Instrument No. 20200226-0021145, in the Register's Office of Davidson County, Tennessee, dated February 24, 2020 and recorded on February 26, 2020. Also see Affidavit of Scrivener's Error of record in Instrument No. 20200824-0095235, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Philip M. Hummer, by Warranty Deed from Michael Strom and wife, Kay Strom, of record in Instrument No. 20050603-0062971, in the Register's Office of Davidson County, Tennessee, dated June 02, 2005 and recorded on June 03, 2005.

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 1105 Glenview Drive, 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.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 19th day of November, 2021.

Mindful Homes Solutions LLC, a Nevada Limited Liability Company

By: _____
Kelley Jeanne Mayo, Manager

By: _____
Shane Hamilton Mayo, Manager

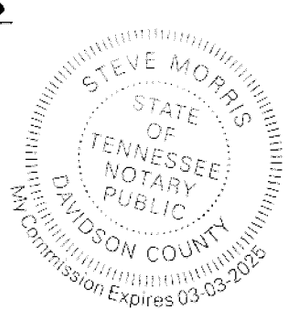
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelley Jeanne Mayo, Manager and Shane Hamilton 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 Homes 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 19th day of November, 2021.

_____
Notary Public

My Commission Expires: 3-3-25



Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 12/01/2021 ____ (date of document).

Affiant Signature

12/01/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025