Name and Address of New Owner:
Tiffany E. Mullen
6244 Vosswood Dr.
Nashville TN 37205
Send Tax Bills To:
Tiffany E. Mullen
Same

Karen Johnson Davidson County
Batch# 768485 DEEDWARR
12/06/2021 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $12,949.63
20211206-0161407

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 115 11 0 097.00

WARRANTY DEED

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, **Landon Development Group, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tiffany E. Mullen, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 152 ON THE PLAN OF WEST MEADE FARMS INC, SECTION G OF RECORD IN PLAT BOOK 1835, PAGE 115, 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 Landon Development Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Thomas H. Herbert and wife, Elizabeth A. Herbert of record as 20200121-0007456 in the Register's Office for Davidson County, Tennessee, dated January 16, 2020 and recorded on January 21, 2020.

Being the same property conveyed to Thomas H. Herbert and wife, Elizabeth A. Herbert, by Warranty Deed from Christopher R. Willis and wife, Eva B. Willis, recorded on October 17, 2012, of record in Instrument No. 20121017-095173, Register's Office for Davidson County, TN.

For Information Only: Being Parcel No. 115 11 0 097.00
Being also known as 6244 Vosswood Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 1st day of December, 2021.

Landon Development Group, LLC,
a Tennessee limited liability company

By: _____
Name: Jimmie Johnson
Title: Sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2021, before me personally appeared Jimmie Johnson to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she is the _____ of Landon Development Group, LLC, a Tennessee limited liability company, the within named grantor, and being duly authorized, such person (or persons) executed the same on belhalf of said company for the purposes set forth therein.

Witness my hand, at office, this 1st day of December, 2021.

_____
Notary Signature
My commission expires: 3/3/25

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,499,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Landon Development Group, LLC, a Tennessee limited liability company

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires: 3/3/25

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 12-1-21 (date of document).

Affiant Signature

12-1-21
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of 12 - 2021, 2021.

Teresa Tidwell
Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25