Karen Johnson Davidson County
Batch# 790159 DEEDWARR
01/13/2022 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,285.75
20220113-0005495

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

B-VRE-21-2412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas White II	First Community Mortgage	
(NAME)	(NAME)	081-06-0-365.00
2412 Seifried St	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD P. MULLER AND LUCY H. MULLER AS TRUSTEES OF THE MULLER FAMILY TRUST DATED JANUARY 5, 2011 AND MICHELLE MULLER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS WHITE, II, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a lot of land in the 8th, formerly 13th Civil District of Davidson County, Tennessee, being party of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, described according to a Map of C. Santi's Property made by Earle Drake, County Surveyor for said County, March 29, 1928, as follows:

Beginning at a point on the Northerly side of Seifried Street extended, 83 feet Easterly from the Northeast corner of said Seifried Street extended and 25th Avenue North; thence Easterly with the Northerly side of said Seifried Street extended 67 feet to the Southwest corner of a part of said Lot No, 17 conveyed by Conrad Santi and wife, to Charles L. Waterston and wife, by deed of record in Book 484, Page 606, said Register's Office; thence Northerly with the Westerly line of said lot 150 feet to an alley; thence Westerly with the Southerly margin of said alley 67 feet; thence Southerly and parallel with the Easterly side of 25th Avenue, North, 150 feet to the beginning.

Being the same property conveyed to Ronald P. Muller and Lucy H. Muller as trustees of The Muller Family Trust dated January 5, 2011; Michelle Muller, a single person by Warranty deed from Jacob A. Kassinger and Olivia K. Kassinger, husband and wife of record in Instrument No. 20190726-0073892 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 26, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Deed Book 31, Page 603, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2412 Seifried St, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF DECEMBER, 2021.

Ronald P. Muller and Lucy H. Muller as trustees of The Muller Family Trust dated January 5, 2011

R P Muller Trustee
Ronald P. Muller, Trustee

Lucy H. Muller, Trustee
Lucy H. Muller, Trustee

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald P. Muller, Trustee of The Muller Family Trust dated January 5, 2011 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her/their free act and deed.

Witness my hand and official seal, this the 29th day of December, 2021.

CARMEN DAVIS
Notary Public, State of Texas
Comm. Expires 09-23-2024
Notary ID: 132685276

Carmen L Davis
Notary Public
My Commission Expires: 09-23-24

+ and Lucy H. Muller

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucy H. Muller Trustee of The Muller Family Trust dated January 5, 2011 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ____ day of December, 2021.

_____
Notary Public
My Commission Expires:

Witness my/our hand(s) this the 30th DAY OF DECEMBER, 2021.

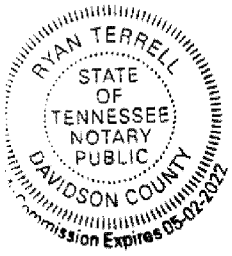
Michelle Muller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 01/10/2022 ____ (date of ~~document~~).

Affiant Signature

01/10/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025