Karen Johnson Davidson County
Batch# 800613 DEEDWARR
02/04/2022 11:50:22 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20220204-0013286

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210937663**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2022. Notary Public My Commission Expires: 01/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-09-2024

WARRANTY DEED

Address New Owner: D & J Properties of Tennessee, LLC 650 Wedgewood Ave. Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 106 13 0 165.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda Mullins f/k/a Brenda Diane Robinson, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **D & J Properties of Tennessee, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 16 of a Resubdivision of part of Sadler Place, Section Nine, as of record in Plat Book 2083, Page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brenda Diane Robinson, by Quitclaim Deed from Martin Sir, Trustee, of record in Book 9956, Page 245, in the Register's Office of Davidson County, Tennessee, dated February 17, 1996 and recorded on February 23, 1996.

Gregory Mullins joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Brenda Mullins f/k/a Brenda Diane Robinson.

The execution of this instrument is affected by the signature of Brenda Mullins f/k/a Brenda Diane Robinson as Attorney-in-Fact for Gregory Mullins, which Power of Attorney is recorded in Book __*__, Page _____, said Register's Office.
* 20220204-0013285
This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Part of Sadler Place Section Nine, as recorded in Plat Book 2083, Page(s) 77.

This is improved property located at 112 Sadler Court Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2022.

Brenda Mullins

Brenda Mullins f/k/a Brenda Diane Robinson

Gregory Mullins by Brenda Mullins, Attorney-in-Fact

Gregory Mullins by Brenda Mullins f/k/a Brenda Diane Robinson, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brenda Mullins f/k/a Brenda Diane Robinson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2022.

Martha A Powers

Notary Public
My Commission Expires: _____

NATHAN L. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Mullins f/k/a Brenda Diane Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Gregory Mullins and that she is authorized by Gregory Mullins to execute this instrument on his behalf.

WITNESS my hand, at office, this 31st day of January, 2022.

Martha A Powers

Notary Public
My Commission Expires:

NATHAN L. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires [illegible]

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
BB 22112