Karen Johnson Davidson County
Batch# 816239 DEEDWARR
03/07/2022 08:30:47 AM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20220307-0025333

WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF March, 2022.

(Affix Seal) Notary Public

My Commission Expires: _____

GINGER A DICKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 8-9-25

TICHENOR-T22021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cooper Tichenor, an unmarried man	Pennymac Loan Services, LLC	149-O1-0A-017.00 CO
2133 Mullen Circle	PO Box 6618	
Nashville, TN 37217	Springfield, OH 45501	

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, I/we, RHONDA L. BIGGS, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto COOPER TICHENOR, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs 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 Lot No. 17, on the Plan of Mullen Valley, Phase 2, as of record in Book 6250, Page 477, Register's Office for Davidson County, Tennessee, to which pan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Rhonda L. Biggs, an unmarried woman by Warranty Deed from Anthony Bridges and wife Tyrenza Bridges, dated 9/5/14 and filed for record on 9/8/14 in Instrument Number 20140908-0081950, in Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the plat of record in Plat Book 6250, page 477, Mullen Valley, said Register's Office, including any and all revisions, corrections and or amendments thereto of record.

Subject to restrictive Covenants of record in Record Book 7311, Page 333, said Register's office.

Subject to restrictive Covenants of record in Record Book 8042, Page 601, said Register's office.

Subject to restrictive Covenants of record in Record Book 6577, Page 52, said Register's office.

( ) unimproved
This is (X) improved property known as 2133 Mullen Circlle, Nashville, Tennessee 37217 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 4th day of March, 2022 :

Rhonda L. Biggs

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Ginger A Dickey, a Notary Public in and for said County and State, the within named RHONDA L. BIGGS, AN UNMARRIED WOMAN, the bargainor(s), 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.

Witness my hand and official seal at Hendersonville, Tennessee, this 4th day of March, 2022.

Notary Public

My Commission Expires: 