WARRANTY DEED

Karen Johnson Davidson County
Batch# 824753 DEEDWARR
03/18/2022 12:02:31 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20220318-0031741

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **330,000.00**

Rachelle G. Mullen
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **14th day of March, 2022**

Notary Public

MY COMMISSION EXPIRES: 2/26/24
(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE TENNESSEE SUMNER COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Topp and April Topp	Same as owner	
118 E Cedar Street		**026-01-0-083.00**
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Rachelle A. Mullen,Unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Jeremy Topp, and April Topp Husband and Wife,**HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 118 E Cedar Street, Goodlettsville, Goodlettsville, TN 37072. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 and the Westerly one-half of Lot No. 20, on the Map showing subdivision of part of W.R. Myers Home Place at Goodlettsville, as of record in Book 547, Page 41, Register's Office for said County. Said Lot No. 29 and part of Lot No. 20 front together 75 feet on the Northerly side of Long Hollow Pike, or Cedar Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rachelle A. Mullen, Unmarried by Warranty Deed from Betty J. Jackson, Unmarried dated03/24/2011 and filed for record on 03/28/2011 of record in Instrument No. 20110328-0023769 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **118 E Cedar Street, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 14th day of March, 2022.

Rachelle G. Mullen

Rachelle A. Mullen

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 14th day of March, 2022.

Commission Expires: 2/26/24

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires 2/26/24