Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **707,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/13/2022** Notary Public MY COMMISSION EXPIRES: 1/28/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 840473 **DEEDWARR**
04/18/2022 11:15:08 AM 2 pgs
Fees: $13.00 Taxes: $2,617.75
20220418-0044165

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4341

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason J. Mellen and Kelli A. Mellen	**Wilson Bank & Trust, its successors and/or assigns, ATIMA**	**064-03-0B-065.00**
(NAME) **1132 Safety Harbor Cove**	(NAME) **207 Legends Drive**	
(ADDRESS) **Old Hickory, TN, 37138**	(ADDRESS) **Lebanon, TN37087**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J S Earhart Plumbing Inc,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason J. Mellen and Kelli A. Mellen, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots Nos. 200, Phase Five, Section One, Brandywine Pointe, as of record in Book 7900, page 618, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to J S Earhart Plumbing Inc by Deed dated September 5,

1996 from Brandywine Pointe Partners, L.P., recorded September 6, 1996, in Book 10182, Page 370-372, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1132 Safety Harbor Cove, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **13th** day of **April, 2022.**

J S Earhart Plumbing Inc

Joseph Sterling Earhart Jr. President

Joseph Sterling Earhart, Jr., President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Joseph Sterling Earhart, Jr. whom I am personally acquainted and who upon his oath acknowledged himself to be the President and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of J.S. Earhart Plumbing, Inc.

WITNESS my hand and official seal this the **13th** day of **April, 2022.**

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY