Karen Johnson Davidson County
Batch# 850368 DEEDWARR
05/04/2022 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220504-0051723

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $305,000.00. Affiant Subscribed and sworn to before me, this 26th day of April, 2022. Notary Public My commission expires: 11/8/22
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Emma Stice	New Owner	095-05-0A-051.00-CO
2101 Farley Pl		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Hannah Mulholland, a married woman and Colin Mulholland, _____

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Emma Stice, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Belle Acres, Section One, Revised Lots 1 thru 7, 42 thru 44, 46 thru 51 of record in Plat Book 5200, Page 227 and corrected by Surveyor's Certificate Book 5412, Page 771, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hannah Mulholland, an unmarried woman and Colin M. Mulholland, an unmarried man by Warranty deed from Steven Fuleki, unmarried of record in Instrument No. 20151231-0131744 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on December 31, 2015. Ian Jay joins in this conveyance to convey any marital interest he may have in the property.

This is **improved** property known as **2101 Farley Pl, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 26th day of April, 2022.

Hannah Mulholland

Colin Mulholland

Ian Jay

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Hannah Mulholland, Colin Mulholland, and Ian Jay, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of April, 2022.

Notary Public
My Commission Expires: 01.23.2023

EILEEN SAKAOGHLI
Notary Public - California
Los Angeles County
Commission # 2273188
My Comm. Expires Jan 23, 2023

Lenders Title Company File No. 22-001021-525

Tennessee Certification of Electronic Document

I, Sarah Lite, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.26.22.

Affiant Signature

4.26.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26 day of April, 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON