WARRANTY DEED

BETHANY D SCOTT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES MARCH 28, 2026

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

MS
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2022.

Bethany D Scott
Notary Public

MY COMMISSION EXPIRES: 3-28-2026

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 864600 DEEDWARR
05/31/2022 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220531-0062249

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jordan Mullinix	New Owner	M/P 06413006400
(NAME)	(NAME)	
111 2nd Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we ***Kelly Denise Judd, a single woman***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Rebekah Mullinix and Jordan Mullinix, wife and husband***, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:
BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERN RIGHT-OF-WAY OF SECOND STREET ALSO BEING THE NORTHWEST CORNER OF THIS HERE IN DESCRIBED TRACT OF LAND; THENCE WITH THE SAID MARGIN OF SECOND STREET N75°44'27"E 125.00' TO A POINT;
THENCE LEAVING SAID MARGIN OF SECOND STREET WITH THE EASTERN RIGHT-OF-WAY OF SECOND STREET N14°15'33"W 25.00' TO A POINT; THENCE LEAVING THE EASTERN MARGIN OF SECOND STREET N75°44'27"E 150.27' TO A POINT ON THE WESTERN LINE OF THE CSX RAILROAD; THENCE WITH THE CSX RAILROAD WESTERN LINE S03°34'05"W 484.82' TO A POINT ON THE WESTERN RIGHT-OF-WAY OF UNIMPROVED WOODS STREET; THENCE WITH SAID MARGIN OF WOODS STREET N14°35'37"W 137.52' TO A POINT; THENCE LEAVING SAID MARGIN OF WOODS STREET WITH THE NORTHERN RIGHT-OF-WAY OF WOODS STREET S75°20'38"W 50.00' TO A POINT ON THE EASTERN RIGHT-OF-WAY OF WOODS STREET; THENCE LEAVING SAID MARGIN OF WOODS STREET S75°20'38"W 75.00' TO AN IRON PIN FOUND ALSO BEING THE SOUTHWESTERN MOST CORNER OF THIS TRACT OF LAND; THENCE N14°27'33"W 299.89' TO THE POINT OF BEGINNING. CONTAINING 72,182.95 SF 1.66 ACRES MORE OR LESS..according to a survey by Timothy Mark Donlon , RLS, No.2297, dated August 10, 2020

Tract II:
BEGINNING AT AN IRON PIN FOUND ON THE EASTERN RIGHT-OF-WAY OF A METRO ALLEY #1110 ALSO BEING THE NORTHWESTERN MOST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID MARGIN OF THE ALLEY N75°20'38"E 150.00' TO A POINT ON THE WESTERN RIGHT-OF-WAY OF WOOD STREET; THENCE WITH SAID RIGHT-OF-WAY S14°35'37"E 50.00' TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY S75°20'38"W 150.00' TO A POINT ON THE EASTERN RIGHT-OF-WAY OF METRO ALLEY #1110; THENCE WITH SAID MARGIN N14°35'37"W 50.00' TO THE POINT OF BEGINNING. CONTAINING 7,500.00 SF 0.17 ACRES MORE OR LESS...according to a survey by Timothy Mark Donlon , RLS, No.2297, dated August 10, 2020.

Being a portion of the same property conveyed to Dora Frances Judd Baxter, Johnnie Katherine Judd Hunt, Jane Evelyn Judd Tonkins and Clifton Johnson Judd, Jr. by Warranty Deed from Catherine L. Judd, a widow, of record in Book 5994, Page 157, Register's Office for Davidson County, Tennessee, dated July 29, 1977 and recorded on January 10, 1983. (Value or consideration as shown in aforementioned deed $10,000.00.)

Being a portion of the same property conveyed to Clifton Johnson Judd, Jr. and wife, Freda A. Judd, by Quitclaim Deed from Dora Frances Judd Baxter, a widow, Johnnie Katherine Judd Hunt, et vir, Howard Hunt, and Jane Evelyn Judd Tonkins, a widow, of record in Book 9746, Page 514, Register's Office for Davidson County, Tennessee, dated July 18, 1995 and recorded on August 1, 1995

Being a portion of the same property conveyed to Kelly Denise Judd, single, by Quitclaim Deed from Clifton Johnson Judd, Jr and wife, Freda A. Judd, of record in Book 9759, Page 135, Register's Office for Davidson County, Tennessee, dated August 10, 1995 and recorded on August 10, 1995.

Being a portion of the same property conveyed to Kelly Denise Judd, unmarried, by Warranty Deed from Margaret R. Watson and husband, Clyde G. Watson, of record in Instrument No. 20020806-0094472, Register's Office for

Davidson County, Tennessee, dated August 1, 2002 and recorded on August 6, 200220020806-0094472, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 111 Second Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 19th day of May, 2022.

Kelly Denise Judd

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Denise Judd, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of May, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian 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 5/24/2022.

Date

Affiant Signature

5/24/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of May, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY