Karen Johnson Davidson County
Batch# 909177 DEEDWARR
08/29/2022 09:40:12 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20220829-0096953

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILSON The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of August, 2022. Notary Public My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Derrick Sesi Kathryn Sesi	Old National Bank	083-14-0-349.00
3715 Hogan Circle	101 Northwest Fourth	
Rochester Hills, MI 48307	Evansville, IN 47708	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MINDFUL HOME SOLUTIONS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DERRICK MOSES SESI AND KATHRYN SESI, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register' s Office for said County.

Being Lot No. 144 fronts 50 feet on the Northerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being the same real property conveyed to Mack Porter York and wife, Florence N. York, and Glenda Sue York by Warranty deed from Wendell E. Faith and wife, of record in Book 3611, page 627, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy Mendosa by Quitclaim deed from Mack Porter York and wife, Florence N. York and Glenda Sue York of record in Book 4391, page 65, Register's Office for Davidson County, Tennessee, dated December 30, 1969 and recorded on January 12, 1970.

Being the same property conveyed to Lawrence C. Mendonsa by Quitclaim deed from Dorothy Mendonsa of record in Book 4600, page 975, Register's Office for Davidson County, Tennessee, dated March 01, 1972 and recorded on May 12, 1972.

Said Lawrence C. Mendonsa became deceased on August 31, 1992.

Being the same property conveyed to Dorothy L. Mendonsa, Trustee of that certain Trust Agreement made and entered into as of the 22nd day of December 1992 by Quitclaim deed from Dorothy L. Mendonsa of record in Book 8860, page 481, Register's Office for Davidson County, Tennessee, dated January 22, 1993 and recorded on February 08, 1993.

The said Dorothy L. Mendonsa is now deceased.

Being the same property conveyed to Edith Littlefield, as to a life estate, and Charles York, Coin York, Kenneth York, Clifton York, Helen Huff, and Glenda Randolph, as to the remainder, by Trustee' s deed from Helen Huff, Trustee of the Dorothy Mendonsa Trust, of record in Instrument No. 20020401-0038896 Register's Office for Davidson County, Tennessee, dated March 29, 2002 and recorded on April 01, 2002.

Said Edith Littlefiled, became deceased on August 7 , 2019, relinquishing her life estate interest in the subject property.

Said Charles York became deceased on January 25, 2005.

Said Coin York, aka Coin Houston York became deceased on February 10, 2019.

Said Kenneth York became deceased on February 26, 2020.

Said Clifton York, became deceased on February 21, 2021. An Affidavit of Heirship by Leanne Hesson, Affiant on behalf of Clifton York was filed on March 30, 2021 as Instrument 20210330-0041436 in the Davidson County Tennesse Register's Office.

Being the same property conveyed to Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company by Warranty deed from Glenda Randolph, and Helen Huff, and Bobbi Jane York, and Glenn York, and Steve York, and Jennifer York Allison, and Betty York, and Sheryl Lynn Beasley, and Scotty Anthony York, and Tammy Rena Conner of record in Instrument No. 20210416-0051223 Register's Office for Davidson County, Tennessee, dated April 06, 2021 and recorded on April 16, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1907 Shelby Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of August, 2022.

Mindful Home Solutions II, LLC,
a Tennessee Limited Liability Company

By: _____
Kelley Mayo, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelley Mayo, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of August, 2022.

Notary Public

My Commission Expires: 3.3.25

