Karen Johnson Davidson County
Batch# 935325 DEEDWARR
10/28/2022 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,837.75
20221028-0116807

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,307,700.00 Affiant Subscribed and sworn to before me, this the 24th day of October, 2022. Carmen Coats Notary Public My commission expires:

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:
Christopher Dean Llewellyn Gabriella Ruth Llewellyn	ROCKET MORTGAGE	094-01-0-088.00
605 South 13th Street	635 WOODWARD AVE	
Nashville, TN 37206	DETROIT, MI 48226	

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 **CHRISTOPHER DEAN LLEWELLYN AND GABRIELLA RUTH LLEWELLYN, 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. 97 on the Map of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, 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 Samuel R. Pierce, Jr., The Secretary of Housing and Urban Development of Washington, D.C. by Cash Deed from Robert N. Moore, Jr. of record in Book 5939, page 184, Register's Office for Davidson County, Tennessee, dated September 17, 1982 and recorded on September 20, 1982.

Said Robert N. Moore, Jr. became deceased on February 28, 2017, leaving Last Will and Testament filed for Probate in Docket No. 2017-PR-9060, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Sondra F. Morris is appointed as Executor.

Being the same property conveyed to Marian Andreescu by Warranty deed from Sondra F. Morris, Executrix for the Estate of Robert N. Moore, Jr. and Sondra F. Morris, Individually as Devisee of record in Instrument No. 20210430-0058451 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on April 30, 2021.

Being the same property conveyed to Memphis Investment Properties III, LLC, a Tennessee Limited Liability company by Warranty deed from Marian Andreescu, single of record in Instrument No. 20210816-0110491 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 16, 2021.

Being the same property conveyed to Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company by Warranty deed from Memphis Investment Properties III, LLC, a Tennessee Limited Liability company of record in Instrument No. 20211006-0134491 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 06, 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 605 South 13th Street, 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 24th day of October, 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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company, and that 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 24th day of October, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 28, 2022 (date of document).

Affiant Signature

October 28, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023