Karen Johnson Davidson County
Batch# 939089 DEEDWARR
11/08/2022 11:58:31 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20221108-0119938

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Thomas Mindrup, a single man	United Wholesale Mortgage, LLC (NAME)	
4110 Murray Place (ADDRESS)	585 South Boulevard E. (ADDRESS)	061-16-0-121.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Pontiac, MI 48341 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Hudson Wallace, a widowed man , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bradley Thomas Mindrup, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 20 and the East 4 feet of Lot No. 21 and that part of the South 1/2 of Lot No. 17, Block E on the Map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the northerly margin of Murray Place (formerly Murrey) at an iron pin 4 feet West of the corner of Lot Nos. 20 and 21; thence northerly parallel to the line between said Lots and with said line extended 175 feet to an iron pin; thence easterly 54 feet to an iron pin; thence southerly 175 feet to an iron pin in the North margin of Murray Place (formerly Murrey); thence with the margin of the same westerly 54 feet to the beginning.

Being the same property conveyed to James Hudson Wallace and wife, Ruby June Wallace by Warranty Deed from A.D. Hancock and wife, Jane E. Hancock of record in Book 2546, Page 587, Register's Office for Davidson County, Tennessee, dated July 17, 1956 and recorded on July 19, 1956.

Said Ruby June Wallace became deceased on April 19, 2009, vesting James Hudson Wallace as surviving tenant.

James Hudson Wallace executes this instrument by and through Melonie Siegenthaler, Attorney in Fact pursuant to his Power of Attorney recorded in Instrument No. 20180724-0072021, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4110 Murray Place, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 7th day of November, 2022.

WARRANTY DEED

(Continued)

James Hudson Wallace by Melonie Siegenthaler

James Hudson Wallace By: Melonie Siegenthaler,
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, the within named Melonie Siegenthaler, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be the attorney-in-fact for James Hudson Wallace, the within named bargainor, and that she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James Hudson Wallace by herself as attorney-in-fact and attesting the same by the said Melonie Siegenthaler as attorney-in-fact.

Witness my hand and seal on this the 14th day of November , 2022.

Notary Public

DANIEL L WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/12/2026

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072