SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 941783 DEEDWARR
11/16/2022 09:47:30 AM 7 pgs
Fees: $38.00 Taxes: $1,562.51
20221116-0121933

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Van Rassel & Jacquelyn Mulholland	United Wholesale Mortgage, LLC	072 03 0 045.00
(NAME)	(NAME)	
1204 Stratford Avenue	585 South Boulevard E.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Pontaic, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVEN MICHAEL HARRINGTON AND LEANNE HARRINGTON, Devisees of the Estate of Ernestine Harrington, and Steven Michael Harrington, Executor of the Estate of Ernestine Harrington, deceased.

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JACQUELYN LAUREN MULHOLLAND, a single woman, and BRADLEY WILLIAM VAN RASSEL, a single man, as joint tenants.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE THIRTEENTH COUNCILMANIC DISTRICT (4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

LEANNE HARRINGTON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **LEANNE HARRINGTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of November, 2022.

NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
MAY 05, 2025

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor do hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Without limiting the foregoing warranty of title, Grantors makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 hand this 11 day of November, 2022.

Steven Michael Harrington
STEVEN MICHAEL HARRINGTON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **STEVEN MICHAEL HARRINGTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of November, 2022.

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
MAY 05, 2025

STEVEN MICHAEL HARRINGTON,
Executor of the Estate of Ernestine Harrington

By: Steven Michael Harrington
STEVEN MICHAEL HARRINGTON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **STEVEN MICHAEL HARRINGTON**, Executor of the Estate of Ernestine Harrington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that as Executor of the Estate of Ernestine Harrington executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of November, 2022.

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires:

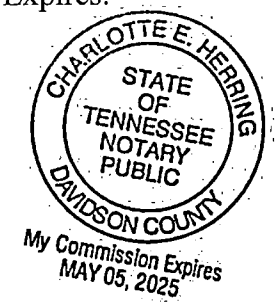


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 236 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of said Lot No. 236 fronts 75 feet on the southerly side of Stratford Avenue, and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Stephen Michael Harrington and LeAnne Harrington, as tenants in common, by Quitclaim Deed from Steven Michael Harrington, in his capacity as the duly-appointed Executor of the Estate of Ernestine B. Harrington, deceased, dated October 5th, 2022 and recorded October 19th, 2022 of record in Instrument No. 20221019-0113923, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph E. Harrington and wife, Mary Ernestine Harrington, by Warranty Deed from Anna Lucille Fitzhugh, dated December 27th, 1961, and recorded December 29th, 1961, of record in Book 3316, page 83, Register's Office of Davidson County, Tennessee, Joseph E. H Arrington predeceased Mary Ernestine Harrington leaving her tenancy by the entirety. Mary Ernestine Harrington (a.k.a. Ernestine B. Harrington) has since died on January 1, 2021, see Probate Case No. 22P803, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Last Will and Testament, Steven Michael Harrington is named the Executor of the Estate of Ernestine Harrington, deceased. Steven Michael Harrington and LeAnne Harrington are the Devisees of the Estate of Ernestine Harrington.

EXHIBIT B

EXCEPTIONS

1. Davidson County Property Taxes for the year 2022, are paid and pro rated at closing.

2. Covenants, conditions, restrictions, easements and other matters shown on the plat of Inglewood Place, as recorded in Plat Book 332, page 101 and Plat Book 5190, 287, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on November 15, 2022.

John Cobb Rochford

November 15, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on November 15, 2022.

Brooke Sobo

My commission expires: 9/8/25

