Karen Johnson Davidson County
Batch# 945861 DEEDWARR
11/30/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20221130-0125305

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $820,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2022.

Notary Public

My commission expires: 5/9/26

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:
Hunter B. Thrasher and Ann E. Beckstrom	New Owner(s)	118-10-0-145.00
3448 Crestridge Dr.	Same as owner	
Nashville, Tn 37204		

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, **COLTON MULLIGAN AND ALYSON EVANS MULLIGAN, A MARRIED COUPLE, AND WILLIAM M. MULLIGAN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNTER B. THRASHER AND ANN E. BECKSTROM, 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. 88 and the easterly part of Lot No. 87 on the Plan of Pleasant Valley, as of record in Book 1424, page 63, Register's Office for said County, and described according to a survey made by W. A. Pitts, July 16,1 949 and further described according to a survey made by Southern Land and Associates, Inc., dated February 5, 1976, as follows:

Said Lot and part of lot adjoin and front together 90.25 feet on the northerly side of Crestridge Drive and run back 250.0 feet on the easterly line of Lot 88, and 226.6 feet on the westerly line of said Part of Lot No. 87, to a dead line in the rear, measuring 99.8 feet thereon.

Being the same property conveyed to Colton Mulligan, a single man and William M. Mulligan, a single man by Warranty deed from Susan A. Eaton and husband, David M. Eaton of record in Instrument No. 20120625-0055562 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on June 25, 2012.

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 3448 Crestridge Drive, Nashville, TN 37204, 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 29th day of November, 2022.

Colton Mulligan

Alyson Evans Mulligan

This being investment property only, having never been the personal residence of William M. Mulligan at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

William M. Mulligan by Colton Mulligan,
his Attorney-In-Fact

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 Colton Mulligan and Alyson Evans Mulligan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of ~~November, 2022~~ November, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 Colton Mulligan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William M. Mulligan as attorney-in-fact and acknowledged that (s)he executed the same as the free act and deed of William M. Mulligan.

Witness my hand and seal this 29th day of ~~November, 2022~~ November, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 November 29, 2022.

Signature
Date: November 29, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of November, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD