Karen Johnson Davidson County
Batch# 967623 DEEDWARR
02/03/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $488.40
20230203-0008178

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this 3 day of February, 2023.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Craig Mullins	New Owner	**107090A02400CO**
1005 Orange Blossom Ct		
Hendersonville, TN 37075		

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

Brandon Adams, Trustee of The 1051 Harold Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig Mullins, married

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 1051, Building C, Castlewood Condominiums Apartments, according to Master Deed of record in Book 4750, Page 426, as amended in Book 5245, Page 663, as recorded in Book 5246, page 457, Book 5545, Page 619, Book 6426, Page 919, Register's Office for Davidson County, Tennessee, and being more particularly described in Plat Book 4660, Page 62, said Register's Office, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 1051 Harold Dr Trust, by Warranty Deed from Rhonda Dawn Smith, unmarried woman, dated January 5, 2023, of record in Instrument No. 20230106-0001281, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rhonda Dawn Smith, unmarried, by Warranty Deed from John Rahimi, dated August 17, 2021, of record in Instrument No. 20210819-0112484, as corrected by Scrivener's Affidavit of record in Instrument No. 20220907-0100178, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Rahimi, by Warranty Deed from Music City Holdings, LLC, dated August 10, 2018, of record in Instrument No. 20180904-0087157, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1051 Harold Dr, Nashville, TN 37217.

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 in 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.

_____ Date: 2-2-23

The 1051 Harold Dr Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 1051 Harold Dr Trust and that he is authorized by The 1051 Harold Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 2nd day of February, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Karen Valentine, 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 02/02/23.

Date

Karen Valentine

Affiant Signature

2-2-23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2023.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY