Karen Johnson Davidson County
Batch# 992337 DEEDWARR
04/14/2023 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230414-0027550

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027

(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Joshua Mincin and Courtney Mincin, husband and wife	SAME AS NEW OWNER (NAME)	
2501B Whites Creek Pike (ADDRESS)	(ADDRESS)	059-16-0-031.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(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 M. Mason, JR., married and Equity Trust Company Custodian FBO James M. Mason, Jr. IRA , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua Mincin and Courtney Mincin, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Haynie's Cleveland Plan, of record in Plat Book 161, Page 35, 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 James M. Mason, JR., married and Equity Trust Company Custodian FBO James M. Mason, Jr. IRA by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20111012-0079181 Register's Office for Davidson County, Tennessee, dated October 11, 2011 and recorded on October 12, 2011.

This property is not a residence of the Grantor, spouse, or any dependent.

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

unimproved ( )
This is improved (X) property, known as 2501B Whites Creek Pike, Nashville, TN 37207
(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 3rd day of April, 2023.

WARRANTY DEED
(Continued)

James M. Mason, JR.

Equity Trust Company Custodian FBO James M. Mason JR., IRA

BY: _____
Authorized Signor

MATTHEW COLLIER
CORPORATE ALTERNATE SIGNER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Mason, JR., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of March, 2023.

_____
Notary Public

My Commission Expires: 7/8/2026

(SEAL)

DANIEL J. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF OHIO

COUNTY OF CUYAHOGA

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared MATTHEW COLLIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be CORPORATE ALTERNATE SIGNER of Equity Trust Company Custodian FBO James M. Mason JR., IRA, the within named bargainor, a corporation, and that he or she as corporate alternate signor of Equity Trust Company Custodian FBO James M. Mason JR., IRA or MATTHEW COLLIER, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by himself or herself as CORPORATE ALTERNATE SIGNER of Equity Trust Company Custodian FBO James M. Mason JR., IRA.

Witness my hand and official seal, this the 29th day of March, 2023.

_____
Notary Public

My Commission Expires: October 2, 2027

(SEAL)

NOTARY PUBLIC STATE OF OHIO

KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

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

NOTARY PUBLIC STATE OF OHIO

KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

Certificate of Authenticity

I, Jameika Jones, 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 4/3/2023.

Date

Jameika Jones
Affiant Signature

04/06/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of April, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)