23-4657

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 999539 **DEEDWARR** 05/04/2023 10:45 15 AM 2 pgs Fees. $13 00 Taxes $1,757 50 20230504-0033159	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **475,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/28/2023** Notary Public MY COMMISSION EXPIRES 1/28/26 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4657

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Matthew L. Bailey and Ashleigh E. Bailey	**United Wholesale Mortgage, LLC**	**090-12-0-114.00**
(NAME) **511 Annex Avenue**	(NAME) **P.O. Box 202028**	
(ADDRESS) **Nashville, TN, 37209**	(ADDRESS) **Florence, SC29502-2028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mark M. Brown and Mary E. Link, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashleigh E. Bailey and Matthew L. Bailey, a married couple, as Joint Tenants with Full Rights of Survivorship,** 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. 119 on the Plan of Charlotte Park Subdivision, Section II of record in Plat Book 2663, Page (s) 22 and 23, 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 Mark M. Brown and Mary E. Link, husband and wife by Deed dated April 21, 2022 from Christa Columbia FKA Christa Poremba and Nick Columbia, wife and husband, recorded April 26, 2022, in Instrument Number 20220426-0047839, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein

unimproved ☐
This is improved ☒ property, known as **511 Annex Avenue, Nashville, TN 37209**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **April, 2023**.

Mark M Brown

Mary E Link

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Mark M. Brown and Mary E. Link,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **April, 2023**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY