Karen Johnson Davidson County
Batch# 1003666 DEEDWARR
05/16/2023 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20230516-0036412

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $665,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2023.

Notary Public

My commission expires: 8-20-2023

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(Notary Stamp)

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Joseph Kerridge and Hailey Kerridge** | **Rocket Mortgage** | **161-05-0-040.00** |
| **5428 San Marcos Drive** | **1050 Woodward Ave.** | |
| **Nashville, TN 37220** | **Detroit, MI 48226** | |

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 ACKNOWLEDGED, WE,

**Matthew Mullinix and Katie Marie Mullinix, husband and wife**

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

**Joseph Kerridge and Hailey Kerridge, husband and wife**

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 Lot No. 13 on the Plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for said County, described according to a survey by Donald W. Fortner, dated September 4, 1967, as follows:

Beginning at a point in the Easterly margin of San Marcos Drive, common corner of Lots Nos. 11 and 13; thence with the line between said two lots Northeasterly 229.46 feet; thence with the line between Nos. 13 and 21, North 12° 57' West 56.74 feet to a point in the Southerly line of a cemetery; thence with said line South 85° 29' West 75.0 feet; thence with the Westerly line of said cemetery North 4° 31' West 53.22 feet; thence with the Northerly line of Lot No. 13 South 70° 11' West 172.49 feet to a point in the Easterly margin of San Marcos Drive; thence with said margin Southeasterly a total of 112.45 feet to the point of beginning.

Being the same property conveyed to Matthew Mullinix and Katie Marie Mullinix, husband and wife, by Warranty Deed from Jeanne P. Alvis, unmarried, of record in Instrument No. 20180904-0087252, dated August 31, 2018, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 3600, Page 89, Register's Office for Davidson, Tennessee. Restrictive covenants contained in an instrument of record in Book 3836, Page 719, Register's Office for Davidson County, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 5428 San Marcos Drive, Nashville, TN 37220.

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 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 15th day of May, 2023.

Matthew Mullinix

Katie Marie Mullinix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Matthew Mullinix and Katie Marie Mullinix, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2023.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 23-160
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

## True Copy Certification

I, **Tonya Cherry,** 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 this the 15th day of May, 2023.

Affiant Signature
Date 05/15/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON