Karen Johnson Davidson County
Batch# 1031082 DEEDWARR
07/26/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20230726-0057644

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-2467

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of July, 2023

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andreas Mueller 735 Clematis Drive Nashville, TN 37205	NEW OWNER	115-02-0-048.00

WARRANTY DEED

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, I/WE,

Tammy R. Long, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andreas Mueller

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. 17 on the Plan of Crest Meade, Section 1, as shown on plat of record in Plat Book 2331, Page 153, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Q. Moseley and Tammy R. Long, both unmarried by Warranty deed from David Moye and wife, Christine Moye of record in Instrument No. 20040521-0060194 Register's Office for Davidson County, Tennessee, dated May 20, 2004 and recorded on May 21, 2004. (Value of consideration shown in aforementioned deed $235,000.00.)

Being the same property conveyed to Tammy R. Long, an unmarried woman by Quit Claim deed from Michael Q. Moseley, an unmarried man, and Tammy R. Long, an unmarried woman of record in Instrument No. 20120326-0025441 Register's Office for Davidson County, Tennessee, dated March 26, 2012 and recorded on March 26, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 735 Clematis Drive, Nashville, TN 37205

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 so 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.

Dated this the 25th day of July, 2023.

Tammy R. Long

Tammy R. Long

STATE OF Florida

COUNTY OF Nassau

On this 25th day of July, 2023, before me personally appeared Tammy R. Long, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of July, 2023.

STEPHANIE SMITH
Notary Public - State of FLORIDA
Commission # GG949075
My Commission Expires Jan. 20, 2024

Stephanie Smith

Notary Signature - Stephanie Smith

My commission expires: 1/20/24

Driver License produced as Identification

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 25, 2023.

Affiant Signature

7/25/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 25 day of July, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY