Karen Johnson Davidson County
Batch# 1035189 DEEDWARR
08/07/2023 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230807-0060912

Name and Address of New Owner:
Florence Mae Ann Mullen
7204 Santeelah Way
Antioch, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Liberty Federal Credit Union
1200 Forest Bridge Road
Louisville, KY 40223

Map & Parcel(s):
181 03 0A 146.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon Suttles and Johanna Suttles, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Florence Mae Ann Mullen, unmarried woman**, hereinafter called the GRANTEE, her heirs, successors 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. 146, on the Plan of Section Three, Indian Creek Estates Old Hickory Blvd., of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Jon Suttles and Johanna Suttles, husband and wife, by Warranty Deed from Margaret Kelley Larson, unmarried, of record in Instrument No. 20130611-0059181, in the Register's Office of Davidson County, Tennessee, dated May 31, 2013 and recorded on June 11, 2013.

This conveyance is 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: 7204 Santeelah Way, Antioch, TN 37013

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, her heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors 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 our hand this 4 day of August, 2023.

Johanna Suttles

Jon Suttles

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4 day of August, 2023, before me personally appeared Johanna Suttles and Jon Suttles, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 4 day of August, 2023.

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature
My commission expires: 08-17-25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00.

Affiant Signature

Subscribed and sown to before me, this the 4th day of August, 2023.

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-14-25

Certificate of Authenticity

I, Nick Harris, 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 **August 4, 2023**.

Affiant Signature

8/4/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **4th** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026