Karen Johnson Davidson County
Batch# 1039376 DEEDWARR
08/17/2023 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,975.80
20230817-0064154

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $534,000.00.

Affiant

Subscribed and sworn before me this the 14th day of August, 2023.

Notary Public
My commission expires: 9-21-26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Roland Bernhard Michael Kleine	Ameris Bank	187-09-0A 297.00
1325 Duns Lane	1850 Parkway Place, Suite 400	
Nolensville, TN 37135	Marietta, GA 30067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA TODD MULLINS, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROLAND BERNHARD MICHAEL KLEINER, A SINGLE MAN, AND CASEY WILLIAMS, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 297 on the Plan of Phase Three, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20170510-0046571, 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 Joshua Todd Mullins, married, by deed dated 10/30/2019, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191030-0111657, Register's Office for said County. The said Leslie Mullins is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1325 Duns Lane, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of August, 2023.

Joshua Todd Mullins

Leslie Mullins

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Arapahoe

mi 8/14/23

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua Todd Mullins and Leslie Mullins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2023.

My commission expires: 3/22/2024

Notary Public
Marilyn Leggett

MARILYN LEGGETT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20124018945
MY COMMISSION EXPIRES MAR 22, 2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-14-23.

Affiant Signature

8-17-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY