Karen Johnson Davidson County
Batch# 1047429 DEEDWARR
09/07/2023 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230907-0070294

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000 00 Emily Mannor AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of Sept 2023 D Hardwick NOTARY PUBLIC My commission expires:

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 N. Mt. Juliet Rd., Suite 203 Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha Caden 311 Tamworth Drive Nashville, TN 37214	Same address as new owner	095-08-0-064

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($345,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID R. MELLINGER AND CARLY E. MELLINGER, HUSBAND AND WIFE, AND DAVID R. MELLINGER, MARRIED, TENANTS IN COMMON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SAMANTHA CADEN, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 155, on the plan of Eva-Mor Heights, Section 2, of record in Plat Book 1835, Page 30, 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 David R. Mellinger, Carly E. Koehn and David R. Mellinger, tenants in common, by Warranty Deed from Pier Carlo Talenti, a single person, of record in Instrument No. 20200706-0072392, in the Register's Office of Davidson County, Tennessee, dated June 30, 2020 and recorded on July 06, 2020.

David R. Mellinger is also known as David R. Mellinger, Sr. This is not the marital residence of David R. Mellinger, Sr., and is not subject to marital interest. David R. Mellinger is also known as David R. Mellinger, Jr. Carly E. Koehn having since married David R. Mellinger and is now known as Carly E. Mellinger.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 311 Tamworth Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of September, 2023

MARTHA E. BERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

GRANTOR(S)

David R. Mellinger, Sr. by David R Mellinger, Jr. his attorney in fact his attorney in fact

David Ryan Mellinger

Carly E. Mellinger

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, David R. Mellinger aka David Ryan Mellinger and Carly E. Mellinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6 day of ~~Sept~~ 2023.

Notary Public
My commission expires: November 6, 2024

STATE OF Tennessee
COUNTY OF Wilson

On this 6 day of September, 2023, before me personally appeared David R. Mellinger, Jr., to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of David R. Mellinger, Sr. as reflected on Power of Attorney dated 9/5 ~~Aug. 22~~, 2023 and recorded in Inst. 20230907-0070091, and acknowledged that he executed the same as the free act and deed of the said David R. Mellinger, Sr..

Witness my hand, at office, this 6 day of Septemer, 2023.

Notary Signature
My commission expires:

MARTHA E. BERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 6, 2023**.

Date

Affiant Signature

September 7, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026