Karen Johnson Davidson County
Batch# 1059927 DEEDWARR
10/12/2023 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20231012-0079900

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/15/2023. NOTARY PUBLIC MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4134

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Thomas Mulligan		141-03-0C-062.00-CO
2704 Gossett Trail		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Freda L. Dreiling, Trustee of Freda L Dreiling Living Trust, dated February 8, 2001

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas A. Mulligan

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 62 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, amended in Instrument Number 20190130-0009015, Scrivener's Affidavit in Instrument No. 20190325-0026836, depiction of property attached as Exhibit "A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as Exhibit "B". Said Unit being depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Freda L. Dreiling Living Trust, dated February 8, 2001 by Warranty deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20200327-0033369 Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on March 27, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2704 Gossett Trail Nashville, TN 37221

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 in 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 hand on September 14, 2023.

Freda L Dreiling Living Trust, dated February 8, 2001

By: Freda L Dreiling Trustee
Freda L. Dreiling, Trustee

STATE OF Colorado

COUNTY OF Weld

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Freda L. Dreiling,Trustee of the Fred L Dreiling Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this September 14, 2023.

Melissa A Dusenberry
Notary Public

My Commission Expires: 04/13/2024

MELISSA A DUSENBERRY
NOTARY PUBLIC
State of Colorado
Notary ID # 20204013567
My Commission Expires 04/13/2024

File #: 2023-4134

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 September 14, 2023.

Affiant Signature

9/14/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 14 day of September, 2023.

Notary Public

Notary's Seal:

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