RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$365,000.00.** **Affiant** Subscribed and sworn to before me, this **30th day of November, 2023.** **Notary Public** **My commission expires:**

Karen Johnson Davidson County
Batch# 1077708 **DEEDWARR**
12/04/2023 10:14:13 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20231204-0093226

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/12/2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jessica Green **4104 Edwards Avenue** **Nashville, TN 37216**	PNC Bank P.O. Box 94000 Dayton, OH 45401	**061 10 0 087.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Michael Ray Petty, a married man, and Robert Todd Mingle, a married man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Jessica Green, unmarried**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 68 feet of Lot No. 111 on the Plan of Maplewood Heights Subdivision, of record in Plat Book 547, Pages 77 and 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Teresa Lynn Hoppe, unmarried from Anthony R. Hoppe by Quitclaim Deed dated October 21, 2014, and recorded on November 6, 2014, in Instrument No. 20141106-0102662, said Register's Office.

The said Teresa Lynn Hoppe having since passed away on September 30, 2022 leaving Jeremy Hoppe and Justin Hoppe as heirs to the property per Affidavit of Heirship dated January 31, 2023, of record in Instrument No. 20230227-0013534 and Affidavit of Heirship dated February 15, 2023, of record in Instrument No. 20230227-0013535, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Ray Petty, an unmarried individual, and Robert Todd Mingle, a married man from Justin Hoppe and Jeremy Hoppe, Heirs to The Estate of Teresa Lynn Hoppe by Warranty Deed dated February 24, 2023 and recorded on February 27, 2023 in Instrument No. 20230227-0013536, in the Register's Office of Davidson County, Tennessee.

Said subject property is not the marital residence of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **4104 Edwards Avenue, Nashville, TN 37216**.

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 do 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 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/our hand(s) this **29th day of November, 2023.**

Michael Ray Petty

Robert Todd Mingle

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of November, 2023, before me personally appeared Michael Ray Petty, Mescha Joy Petty, Robert Todd Mingle and , 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 29th day of November, 2023.

Notary Signature
My commission expires: 11/3/25

