Karen Johnson Davidson County
Batch# 1090446 DEEDWARR
01/10/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20240110-0002230

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Melinda Carnes Hmielewski and Jennifer Hmielewski-Messina	United Wholesale Mortgage, LLC	Parcel ID: 083 07 0 214.00
(NAME) 8425 Quail Run Drive	(NAME) 585 South Boulevard E	
(ADDRESS) Wesley Chapel, FL 33544	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tiffany R Tumlin, a married woman and Robert Murden, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melinda Carnes Hmielewski, a single woman and Jennifer Hmielewski-Messina, a single woman, as joint tenants with full rights of survivorship**, hereinafter called the Grantees, 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 Lot No. 63 on the Map of Roselawn as of record in Book 2133, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 100 feet on the easterly margin of Riverside Drive and runs back between lines, 139.4 feet on the northerly line and 96.5 feet on the southerly line to a dead line in the rear, which is a broken line and measures 152.3 feet thereon.

Being the same property conveyed to Tiffany R Tumlin, an unmarried woman and Robert Murden, an unmarried man from James E. Copeland, a married man by Warranty Deed dated June 7, 2019 and recorded on June 12, 2019 in Instrument No. 20190612-0056361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 931 Riverside Dr., Nashville, TN 37206

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 is 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 our hands this 9 day of JANUARY, 2024

Tiffany R Tumlin

Robert Murden

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tiffany R Tumlin, a married woman and Robert Murden, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of January, 2024.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 9, 2024** (date of document).

Affiant Signature

January 10, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 10th day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25