24-4813

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1110044 DEEDWARR
03/12/2024 09:49:10 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20240312-0016985

B-P-24-1008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/28/26
(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Joseph Mellen and Kelli Mellen	CMG MORTGAGE, INC.	
(NAME)	(NAME)	
1008 Tabitha Ln	3160 CROW CANYON RD. #400	**063-04-0A-072.00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	SAN RAMON, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **HOWARD W. WEDEKIND AND CATHERINE WEDEKIND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON JOSEPH MELLEN AND KELLI MELLEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 130 on the Plan of Cleveland Hall Subdivision, Phase Four of record in Plat at Instrument No. 20080201-0010505, 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 Howard W. Wedekind and Catheirne Wedekind, husband and wife by Warranty Deed from Mohammad T. Oftadeah, by and through his attorney-in-fact, Ali Shahosseini of record in Instrument No. 20180817-0081886 Register's Office for Davidson County, Tennessee, dated August 16, 2018 and recorded on August 17, 2018.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080201-0010505, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cleveland Hall with By-Laws appended thereto of record in Book 11725, Page 76, amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290, Instrument No. 20081014-0103112, and 20120912-0082762 Register's Office for Davidson County, Tennessee.
- By-Laws of Cleveland Hall Homeowners' Association, Inc., of record in Book 11725, Page 110, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 11725, Page 70, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20130816-0086466, in the Register's Office for Davidson County, Tennessee.
- Easement to BellSouth of record in Book 11720, Page 325, in the Register's Office for Davidson County, Tennessee.
- Drainage easement of record in Book 5763, Page 287, in the Register's Office for Davidson County, Tennessee.
- Ingress and egress and utility easement of record in Book 7844, Page 249, in the Register's Office for Davidson County, Tennessee.
- Utility and drainage easement of record in Book 7844, Page 262 and Book 7844, page 272, in the Register's Office for Davidson County, Tennessee.
- Drainage and construction easement of record in Book 7844, Page 268, in the Register's Office for Davidson County, Tennessee.

- Water line easement of record in Book 7994, Page 167, in the Register's Office for Davidson County, Tennessee.
- Easement to Nashville and Eastern Railroad Authority of record in Book 8068, Page 524, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7844, Page 242, Book 7994, Page 173, and Book 8006, Page 677, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1008 Tabitha Ln, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF MARCH, 2024.

Howard W. Wedekind

Catherine Wedekind

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD W. WEDEKIND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE WEDEKIND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212