WARRANTY DEED

Karen Johnson Davidson County
Batch# 1119688 DEEDWARR
04/05/2024 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,707.55
20240405-0024348

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $461,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-16-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark S. Muller	Mark S. Muller	086-04-0A-063.00
(NAME) 3350 SW 109TH DR	(NAME) 3350 SW 109TH DR	
(ADDRESS) Gainesville, FL 32608	(ADDRESS) Gainesville, FL 32608	
(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 considerations, the receipt of which is hereby acknowledged, **we John Charles Harris and Bryan W Harris and LeEllen H Hibbs**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mark S. Muller and Donna E. Muller, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 48, on the plan of Oakcrest, Phase 2-A, of record in Plat Book 6900, Page 881, and Surveyor Certificate of Correction Recorded in Book 8171, page 513, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Harris and wife, Carolyn W. Harris by Warranty Deed from Cathy D. Woodard McWright and husband, Richard Gayden McWright, dated 08/14/2001, of record in Instrument No. 20010802-0082560, Register's Office for Davidson County, Tennessee.

The said Charles E. Harris and Wife, Carolyn W. Harris having since deceased leaving the said property to the heirs at law.

Affidavits of heirship to be recorded simultaneously.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 405 Old Oak Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 2nd day of April, 2024.

John Charles Harris

Bryan W Harris

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Charles Harris, Bryan W Harris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of April, 2024.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMP HOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

Effective the 2nd day of April. 2024

LeEllen H. Hibbs

LeEllen H. Hibbs

State of NORTH CAROLINA
County of Alamance

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LeEllen H Hibbs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of April, 2024.

Tisha D. Hardy

Notary Public:
My Commission Expires: 6-17-2025

TISHA D. HARDY NOTARY PUBLIC My Comm. Expires 6/17/2025 Durham County, North Carolina

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 April 2, 2024.

Kim Rogers
Affiant
Date: 4/2/2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25th day of April, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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