Karen Johnson Davidson County
Batch# 1132777 DEEDWARR
05/09/2024 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20240509-0034089

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON ) |
|---|---|
| **The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | The actual consideration or value, whichever is greater, for this transfer is: $695,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of MAY, 2024.<br>Carmen Coats<br>Notary Public<br>My Commission Expires: |

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

## WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Ryan Mullins and Mandy Mullins<br>2929 Western Hills Drive<br>Nashville, TN 37214 | New Owner | Tax Parcel ID No.<br>062 07 0 001.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESLEY J. BAILEY AND ALEXANDRA L. BAILEY, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RYAN MULLINS AND MANDY MULLINS, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision "Reserve Strip" Sutherland Heights Subdivision, Section 5 of record in Plat at Instrument No. 20150223-0015433, 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 Wesley J. Bailey and wife, Alexandra L. Bailey by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 201508240085197 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 24, 2015.**

This is improved property commonly known as: **2929 Western Hills Drive Nashville, TN 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 3rd day of May, 2024.

**WESLEY J. BAILEY**

**ALEXANDRA L. BAILEY**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY J. BAILEY AND ALEXANDRA L. BAILEY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of May 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

**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 **May 3, 2024** (date of document).

Affiant Signature

May 8, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of May, 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