Karen Johnson Davidson County
Batch# 1147159 DEEDWARR
06/14/2024 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20240614-0044505

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38227	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me this 12th day of June, 2024. Notary Public My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leandro Jose Barreca and Flavia Corina Chidichimo 5609 Seesaw Road Nashville, TN 37211	New Owner	Map and Parcel No.: 172120B25900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael Annakin Mulzer, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Leandro Jose Barreca and Flavia Corina Chidichimo, a married couple ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5609 Seesaw Road, Nashville, TN 37211.

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

And Grantor covenants that it is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 12th day of June, 2024.

Michael Annakin Mulzer, by George E. Mudter, Jr., his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Michael Annakin Mulzer, and he is authorized by Michael Annakin Mulzer to execute this instrument on his behalf.

Witness my hand, at office, this 12th day of June, 2024.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 187, on the Plan of Section Twelve, Bradford Hills, of record in Plat Book 7900, Page 581, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Annakin Mulzer, an unmarried man, by deed dated July 23, 2021 from Walter H. Mathes and wife, Ekaterina A. Mathes, of record in Instrument No. 20210727-0101005, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 7900, page 581, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the P.U.D. Boundary Plan of record as Plat Book 7900, page 6, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions for Bradford Hills, Section One of record in Book 8069, page 170, made applicable in Book 9055, page 826, re-recorded in Book 9058, page 989, Register's Office for Davidson County, Tennessee.
5. By-Laws of Bradford Hills Homeowners' Association, Inc., of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Bradford Hills Homeowners' Association, Inc. of record in Book 9779, page 672, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 8377, page 769 and Book 8377, page 808, Register' Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Certificate of Authenticity

I, Joshua A. Terry, 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 6/12/2024.

Affiant Signature – Joshua A. Terry

6/13/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/13/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27