Karen Johnson Davidson County
Batch# 1150897 DEEDWARR
06/26/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240626-0047614

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Amelia A Poland **1406 Kirkland Avenue** **Nashville, Tennessee 37216**	**United Wholesale Mortgage** **PO Box 11733** **Newark, NJ 07101**	MAP **072** GROUP **07 0** PARCEL **046.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Mission Properties, LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Amelia A. Poland, unmarried woman

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 and the east 10 feet of Lot No. 21 on the Map of L.A. Warren's Resubdivision of Block "C" of the R.M. Dudley Subdivision of record in Book 843, Page 102, Register's Office for said County.

SAID Lot No. 22 and part of Lot No. 21 adjoin and front together 60 feet on the north side of Kirkland Avenue, and run back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Mission Properties, LLC, by Warranty Deed from Kathy S. Hale, unmarried, dated April 27, 2005 and filed of record April 29, 2005 in Instrument No. 20050429-0047903, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to Lane Wallace, dated May 19, 2005 and filed of record May 24, 2005 in Instrument No. 20050524-0058722, said Register's Office. (Property address erroneously stated as 1405 Saybrook Trail, Thompson Station, TN 37179) And further conveyed by Quitclaim Deed to Mission Properties, LLC, dated July 19, 2005 and filed of record July 29, 2005 in Instrument No. 20050729-0088806, said Register's Office.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of The Map of L.A. Warren's Resubdivision of Block "C" of the R.M. Dudley Subdivision, of record in Book 843, Page 102, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **1406 Kirkland Avenue, Nashville, Tennessee 37216.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Amelia A Poland, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 the 24th day of June 2024.

Mission Properties, LLC, a Tennessee Limited Liability Company

By: Lane Wallace, Chief Manager

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Lane Wallace, Chief Manager** of **Mission Properties, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Chief Manager.

WITNESS my hand and official seal at office this 24th day of June 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $500,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of June 2024.

NOTARY PUBLIC
My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Adde Dilworth, 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 **June 24, 2024**.

Date

Affiant Signature

June 24, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025