Karen Johnson Davidson County
Batch# 1154033 DEEDWARR
07/03/2024 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20240703-0050270

Warranty Deed

KILEE THORNTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $865,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of July, 2024. Notary Public My commission expires: 8/8/2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph Mullen Rachael Mullen	Same as	063-04-0A-014.00-CO
1532 Stokley Lane	Property Address	
Nashville, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GLENN A. GOLDSTEIN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH MULLEN AND RACHAEL MULLEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 49 on the Plan of Phase Three, Cleveland Hall Subdivision of record in Plat at Instrument No. 20060106-0002332, 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 Glenn A. Goldstein and Sandra M. MacSweeney, joint tenants by Warranty Deed from Jack N. Matheson IV and wife, Misty M. Matheson of record in Instrument No. 20200713-0076080 Register's Office for Davidson County, Tennessee, dated June 23, 2020 and recorded on July 13, 2020.

Being the same property conveyed to Glenn A. Goldstein by Quitclaim Deed from Sandra M. MacSweeney of record in Instrument No. 20240610-0043401 Register's Office for Davidson County, Tennessee, dated May 28, 2024 and recorded on June 10, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1532 Stokley Lane, Nashville, TN 37138, but such 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of July, 2024.

Glenn A. Goldstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 28th day of June, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

Certificate of Authenticity

I, Kilee Thornton, 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 **July 3, 2024**.

Date

Kilee Thornton

Affiant Signature

July 3, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **July**, 20**24**.

Emily Manno

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