Karen Johnson Davidson County
Batch# 1164677 DEEDWARR
07/31/2024 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240731-0058134

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED THOUSAND AND 00/100 ($300,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Andreas Mueller (NAME)	**NEW OWNER** (NAME)	**081 02 0 127.00**
1727 McKinney Avenue Nashville, TN 37208 (ADDRESS)	**735 Clematis Dr Nashville, TN 37205** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of July, 2024, the undersigned, **MICHAEL SIMON GEORGE, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ANDREAS MUELLER, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1727 MCKINNEY AVENUE, NASHVILLE, TN 37208** and more particularly described as follows:

Property located in Davidson County, Tennessee, being Lot Number 46, BUENA VISTA HEIGHTS ADDITION to the City of Nashville, Tennessee, of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Simon George, by Warranty Deed from Southern States Property, LLC, a Limited Liability Company, of record in Instrument No. 20220805-0089265, in the Register's Office of Davidson County, Tennessee, dated August 04, 2022 and recorded on August 05, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of July, 2024.

GRANTOR: Michael Simon George

STATE OF TENNESSEE)
COUNTY ~~OF DAVIDSON~~ Hamilton)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Michael Simon George**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 30th day of July, 2024.

Notary Public

08/25/25
My Commission Expires

MATT MCADOO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/25/2025
HAMILTON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 30th, 2024.

Affiant Signature

07/30/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30th day of July, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY