WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. DH-24-8097

RETURN TO AND THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford Bell	**Same as New Owner**	
(NAME)	(NAME)	090-16-0-264.00
2 Ironwood Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Karen Johnson Davidson County
Batch# 1201099 DEEDWARR
11/04/2024 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20241104-0085483

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Gene Mullins, Trustee of Gene Mullins Living Trust U/A dtd May 03, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradford Bell,** **married**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davison County, Tennessee, Being Lot No. 550, on the Map of Charlotte Park Subdivision, Section Eight, as of record in Book 2900, Page 45 and 46 Register's Office for Davidson County, Tennessee.

Said Lot No.550 fronts 79.00 feet on the Southeasterly side of Thunderbird Drive, and extents back 129.7 feet on the Northeasterly line and 125.0 feet on the Southwesterly line, to a dead line in the read measuring 67.0 feet thereon.

Being the same property conveyed to Gene A. Mullins and wife, Mary Anne Mullins by Warranty Deed from M.M. Coleman, A. W. Terrell and G. H. Todd of record in Book 3157, page 423, Register's Office for Davidson County, Tennessee, dated October 28, 1960 and recorded on October 31, 1960. The said Mary Anne Mullins having since died on February 19, 2003 leaving her husband, Gene A. Mullins, as the sole owner of said property.

Being the same property conveyed to Gene A. Mullins, Trustee of the Gene A. Mullins Revocable Trust U/A/D May 03, 2018 by Quitclaim Deed from Gene A. Mullins of record in Instrument No. 20180510-0044803 Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 10, 2018. The said Gene A. Mullins was unmarried at the time of conveyance on said May 8, 2018. Futhermore, the Grantee was erroneously identified as "Gene A. Mullins, Trustee of the Gene A. Mullins Revocable Trust U/A/D May 03, 2018" in Instrument No. 20180510-0044803 when the Grantee should have been identified as "Gene Mullins, Trustee of the Gene Mullins Living Trust U/A/D May 03, 2018".

This is property more commonly known as 6417 Thunderbird Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my/our hand this 30TH day of October, 2024.

Gene Mullins Living Trust U/A dtd May 03, 2018

By: Gene Mullins, TRUSTEE

Gene Mullins, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

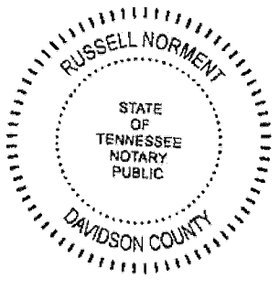
Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Gene Mullins with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the Gene Mullins Living Trust U/A/D May 3, 2018, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand this 30th day of October, 2024.

Russell Norment

NOTARY PUBLIC

My commission expires: 10/04/2027



Certificate of Authenticity

I, Dawnielle Hardwick, 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 **October 30, 2024**.

Date

D Hardwick

Affiant Signature

November 4, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026