Karen Johnson
Batch # 1205587
11/15/2024 11:57:09 AM
Fees: $13.00 Taxes: $634.43
Davidson County
DEEDWARR
2 pgs
20241115-0089152

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gregory F. Puhl and Janet A. Puhl 101 Leewald Point Hendersonville, TN 37075	Gregory F. Puhl and Janet A. Puhl 101 Leewald Point Hendersonville, TN 37075	044-10-0-007.00

THIS INDENTURE, made this 13th day of November, 2024 between

Patrick S. Mullins and wife, Amy Mullins

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Gregory F. Puhl and wife, Janet A. Puhl

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being part of Lot No. 3 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Tennessee, in the Fourth Civil District of Davidson County, Tennessee, as shown on Plan recorded August 21, 1940, in Book 1424, page 76, Register's Office for Davidson County, Tennessee.

BEGINNING at a wooden stake in the southwest corner of said Lot No. 3 and extending along the margin of Donelson Avenue in an easterly direction for a distance of 90 feet to a point; thence in a northerly direction along the common line of said Lot No. 3 and the James Carter property Book 7726, Page 858, (formerly the Jim Rankin property) for a distance of 275 feet to a point; thence in a straight line 90 feet in a westerly direction to a point; thence in a southerly direction in a straight line for a distance of 275 feet toward Donelson Avenue, to the point of beginning.

Being the same property conveyed to Patrick S. Mullins and wife, Lisa G. Mullins by Deed dated 8/31/1989 from Willie M. Patton Watson Colquitt and husband, Earl M. Colquitt of record in Book 7935, Page 508, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick S. Mullins, a single man by Corrective Quitclaim Deed dated 11/13/2024 from Lisa Mullins Stewart, fka Lisa G. Mullins of record in Instrument No. 20241115-0089151, Register's Office for Davidson County, Tennessee.

Excluded from this conveyance is a 10' roadway easement of record in Book 2343, Page 414, Register's Office for Davidson County, Tennessee, as follows: Beginning at a wooden stake in the SW corner of said Lot No. 3 and extending 10' in an easterly direction along the margin of Donelson Ave. to a point; thence in a northerly direction in a straight line for a distance of 275 feet to a point in the back line of the property above described; thence in a westerly direction for a distance of 10' to a point; thence in a straight line 275 feet to the point of beginning to be used as a roadway.

This is (X) improved ( ) unimproved property known as: 1404 Donelson Ave., Old Hickory, TN 37138.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and paid at closing and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Patrick S. Mullins

Amy Mullins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Patrick S. Mullins and Amy Mullins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of November, 2024.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 171,468.40.

Affiant

Sworn to and subscribed before me, this 13th day of November, 2024.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027