Karen Johnson Davidson County
Batch# 1206573 DEEDWARR
11/19/2024 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,398.60
20241119-0089611

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $378,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/13/2024

NOTARY PUBLIC

MY COMMISSION EXPIRES

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road Suite 160
Brentwood, TN 37027
file # 2024-13351-NASH

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Princess Gates** | Same | 058-07-0C-024.00-CO |
| 938 Millstream Drive | | |
| Nashville, TN 37218 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**William Earl Darren Mustin and Helena La Guardia Marcondes Mustin, husband and wife**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Princess Gates**, a Single woman

HEREINAFTER CALLED THE GRANTEE(S), 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 and being Unit No. 16B, as established by Exhibit "B-2" of the Declaration of Covenants, Conditions and Restrictions for the Crossing at Drake's Branch of record in Instrument No. 20201030-0127244, in the Register's Office for Davidson County, Tennessee as Supplemented by instrument of record in Instrument No. 20210330-0041867, to which reference is hereby made for a more complete legal description and formerly being Lots 9, 15 and 16 on A Final Plat for The Crossing at Drakes Branch, Phase 1, according to plat appearing of record in Instrument No. 20201023-0123325, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Earl Darren Mustin and Helena La Guardia Marcondes Mustin, Husband and Wife by General Warranty Deed from SDH Nashville LLC, a Georgia Limited Liability Company of record in Instrument No. 20220324-0033810 Register's Office for Davidson County, Tennessee, dated March 22, 2022 and recorded on March 24, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 938 Millstream Drive, Nashville, TN 37218

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on November 12, 2024.

William Earl Darren Mustin

William Earl Darren Mustin

XXXXXXXXXXXXXXXXXX

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF ~~Davidson~~ Collin

Document: Warranty Deed

Personally appeared before me, a Notary Public of said County and State, William Earl Darren Mustin and ~~Helena Lee Guardia Mercedes Mustin~~, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 12, 2024

Talia J. Brown

Notary Public

My Commission Expires: 09/22/2028

Talia J Brown

ID NUMBER

COMMISSION EXPIRES

September 22, 2028

Electronically signed and notarized online using the Proof platform.

**File #: 2024-13351-NASH**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

Witness my hand on November 12, 2024.

Helena La Guardia Marcondes Mustin

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Helena La Guardia Marcondes Mustin, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 12, 2024.

Notary Public

My Commission Expires: 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**File #: 2024-13351-NASH**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/12/24 (date of document)

Regina Sullo

Affiant Signature

November 18, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 18 day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026