Karen Johnson Davidson County
Batch # 1214642 DEEDWARR
12/11/2024 10 17 17 AM 2 pgs
Fees $13 00 Taxes $5,217 00
20241211-0096119

WARRANTY DEED

Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,410,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

File No.: RES-24-1106

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave , Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert Reed Burke and Amanda Beth Burke	United Wholesale Mortgage, LLC	082 04 0 012.00
(NAME)	(NAME)	
1106 North 6th Street Nashville, TN 37207	585 South Blvd E Pontiac, MI 48341	
(ADDRESS)	(ADDRESS)	

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, I/WE, **MINDFUL HOME SOLUTIONS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND ROSY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERT REED BURKE AND AMANDA BETH BURKE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 22 feet of Lot No. 135 and the northerly 18 feet of Lot No. 136, on the Plan of Oakwood Park, as of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee

Said parts of Lots Nos 135 and 136 fronts together 40 feet on the westerly side of North 6th Street and run back between parallel lines 165 feet to an alley in the rear

Being the same property conveyed to Rosy, LLC, a Tennessee Limited Liability Company, from Robert A. Young, unmarried and Vanessa M. Young, married, by Warranty Deed dated December 4, 2023, recorded December 5, 2023, in Instrument No 20231205-0093798, in the Register's Office of Davidson County, Tennessee

Further being the same property conveyed to Mindful Home Solutions II, LLC, A Tennessee Limited Liability Company, and Rosy, LLC, A Tennessee Limited Liability Company, from Rosy, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed dated February 27, 2024, recorded February 29, 2024, in Instrument No. 20240229-0013971, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO. 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements, 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations

This is **improved** property, known as 1106 North 6th Street, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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(s) this 10th day of December, 2024.

Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company

By: _____
Kelley Mayo, Sole Member

Rosy, LLC, a Tennessee Limited Liability Company

By _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kim D. Wyatt of the state and county mentioned, personally appeared Kelley Mayo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Sole Member of Mindful Home Solutions II, LLC, the within named bargainor, a Limited Liability Company, and that she as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 10th day of December, 2024.

_____
Notary Signature
Printed Name Kim D Wyatt
My commission expires: 6/26/27

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES JUNE 26, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kim D. Wyatt of the state and county mentioned, personally appeared Adam G LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Rosy, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville TN this 10th day of December, 2024.

_____
Notary Signature
Printed Name: Kim D. Wyatt
My commission expires: 6/26/27

KIM D WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES JUNE 26, 2027