Karen Johnson Davidson County
Batch# 1223005 DEEDWARR
01/03/2025 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20250103-0000563

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

File No.: RES-24-1337sale

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
Christian Hogue	Ameris Bank	061 16 0 141.00
(NAME) 1337 Greenland Avenue Nashville, TN 37216	(NAME) 1850 Parkway Place Marietta, GA 30067	
(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**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHRISTIAN HOGUE**, unmarried man, 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 Lot No. 20 of Block C on the Greenland Estates, of record in Plat Book 974, Page 13, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 20 fronts 50 feet on the easterly side of Greenland Avenue and runs back between lines, 151.5 feet on the northerly line and 169.5 feet on the southerly line, to a dead line on which it measures 53.1 feet.

Being the same property conveyed to Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company, from Harry Patrick Murphy and Gayla Murphy Penick, by Warranty Deed dated December 12, 2023, recorded December 13, 2023, in Instrument No. 20231213-0095876, 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 1337 Greenland Avenue, Nashville, TN 37216
(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 30th day of December, 2024.

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

By: _____
Kelley Mayo, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kelley Mayo 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, this 30th day of December, 2024.

Kim D. Wyatt
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

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Joshua A. Terry, 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 12/30/24.

Affiant Signature – Joshua A. Terry

1/3/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 1/3/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27