Karen Johnson Davidson County Batch# 1229807 DEEDWARR 01/23/2025 01:32:30 PM 3 pgs Fees: $18.00 Taxes: $1,017.50 20250123-0005385	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $275,000.00. **Affiant** Subscribed and **sworn to before me, this** 21 **day of January, 2025.** Katherine Warren **Notary Public** My commission **expires:** 3/22/26
(Notary Stamp)	KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 03/22/2026

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip Jackson	**New Owner**	**053-09-0-058.00**
614 Brentmeadow Circle		
Nashville, TN 37115		

FOR AND IN 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, WE,

Teddy O. Mullings and Eileen Rose Mullings, a married couple

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Jackson, a single man

HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 41A on the Plan of Zone Lot Division Lots 39 and 41, Phase I, Kimbolton of record in Plat Book 6900, Page 742, amending Plat Book 6900, Pages 276-278, as amended in Book 7577, Page 553, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 41A fronts 47.0 feet on the northerly margin of Brentmeadows Circle and extends back 135.70 feet on the westerly line and 118.87 feet on the broken easterly line to a dead line in the rear measuring 89.66 feet thereon.

Being all of the property conveyed to Eileen Rose Mullings and Teddy O. Mullings, wife and husband, by deed from Christina L. Adkisson and Chas Dewayne Adkisson, wife and husband, of record in Instrument No. 20181017-0103113, Register's Office for Davidson County, Tennessee, dated October 15, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6900, Page 742, amending Plat Book 6900, Pages 276-278, as amended in Book 7577, Page 553, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 7265, Page 655, Book 7464, Page 969, Book 7470, Page 126, Book 7799, Page 50 and Instrument No. 20060126-0009811, Register's Office for Davidson County, Tennessee.
d. By Laws of record in Instrument No. 20030226-0025658, Register's Office for Davidson County, Tennessee.
e. Easement to Nashville Electric Service of record in Book 7237, Page 871, in the Register's Office for Davidson County, Tennessee.
f. Charter for Homeowners Association of record in Book 7483, Page 982, re-recorded in Book 7507, Page 67, in the Register's Office for Davidson County, Tennessee.
g. Subject to rights of others in and to common areas/elements.

h. Subject to lien for special assessment contained in DCCR's/Master Deed.
i. Subject to HOA dues- if any.
j. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 614 Brentmeadow Circle, Nashville, TN 37115.

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 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(s) this 21 day of January, 2025.

Teddy O. Mullings

Eileen Rose Mullings

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Teddy O. Mullings and Eileen Rose Mullings, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2025.

Notary Signature
My commission expires: JUN 30 2028

File #: 24-564
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

April Scaife #7293787

APRIL SCAIFE
NOTARY PUBLIC
REGISTRATION # 7293787
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES June 30, 2028

Certificate of Authenticity

I, Amanda Maynor, 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

January 21, 2025.

Date

Affiant Signature

January 23, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23** day of **January**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON