Karen Johnson Davidson County
Batch# 1239376 DEEDWARR
02/21/2025 06:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,519.33
20250221-0012636

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,630.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-11-25
(AFFIX SEAL)

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Jennifer Stacey, Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 25-0037

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Akash Majumdar and Chelsea Morin	United Wholesale Mortgage, LLC	095-12-0-015.00
(NAME)	(NAME)	
2524 Hibbitts Road	585 South Blvd. E	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ten Thousand Six Hundred Thirty And No/100 Dollars ($410,630.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CONNIE AULL AND JOHN E. AULL, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A**KASH MAJUMDAR, AN UNMARRIED MAN, AND CHELSEA MORIN, UNMARRIED WOMAN**, AS TENANTS IN COMMON WITH FULL RIGHTS OF SURVIVORSHIP, 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 21 , Woodberry Park, as shown on plat of record in Plat Book 2133, Pages 117-119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John E. Aull and wife, Connie Aull, as tenants by the entirety by Warranty Deed from Luke Aull and wife, and Michelle Aull of record in Instrument No. 20140318-0022121 Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 18, 2014.

unimproved ☐
This is improved ☑ property, known as 2524 Hibbitts Road, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (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 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 our hands this 19th day of February, 2025.

Connie Aull
Connie Aull

John E. Aull
John E. Aull

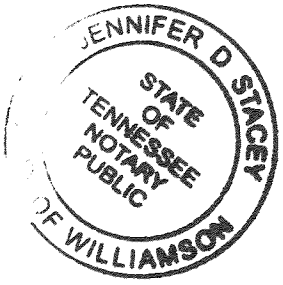
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of February, 2025, before me personally appeared Connie Aull and John E. Aull to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 19th day of February, 2025.

Jennifer D Stacey
Notary Public

Commission Expires: 10-11-25



CERTIFICATE OF AUTHENTICITY

I, Jennifer D. Stacey, do hereby make oath that I am a licensed attorney and/or 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 documents executed and authenticated according to law on 2-19-25.

Affiant

Date: 2-19-25

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 19 day of February, 2025.

Notary Public

My Commission Expires:
11/14/28

DONNA R TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY