THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
PP25-16753-BW

Karen Johnson
Batch # 1249387
03/24/2025 09 24 35 AM
Fees $13 00 Taxes $3,041 40

Davidson County
DEEDWARR
2 pgs

20250324-0021682

Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 100
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 822,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Shannon Hunt		
4400 Belmont Park Ter #114	New owner	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Betty Mullens, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon Hunt, a single woman**

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·

A certain tract or parcel of land in Davidson County, Tennessee, described as follows.

Land in Davidson County, Tennessee, being Building Site No, 114, on the Plan of Arden Place Section One, as of record in Book 4675, page 29, said Register's Office, to which plan reference is hereby made for a more complete description

Being the same property conveyed to David Mullens, as to an undivided ½ interest and Betty Mullens, as to an undivided ½ interest, as tenants in common by Warranty Deed from Frank Hunter Dial, unmarried, Samuel Tasker Dial, Trustee of the Frank H Dail Revocable Living Trust dated December 11, 2007 and Kathleen W. Dial, unmarried of record in Instrument No 20100914-0073011 Register's Office for Davidson County, Tennessee, dated September 10, 2010 and recorded on September 14, 2010

Being the same property conveyed to Betty Mullens by Quitclaim Deed from David Mullens of record in Instrument No 20130620-0063315 Register's Office for Davidson County, Tennessee, dated June 19, 2013 and recorded on June 20, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4400 Belmont Park Ter #114, Nashville, TN 37215**

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 the 20 day of March, 2025.

Betty Mullens
Betty Mullens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty Mullens,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 20 day of March, 2025.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY