WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 28 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES:
11/26/2028
(AFFIX SEAL)

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 1253822 DEEDWARR
03/31/2025 07:39:30 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20250331-0023603

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Jacqueline M. Onan, Trustee of The Jacqueline M. Onan Living Trust dated January 10, 2025, , and any amendments thereto	Legacy Home Loans, LLC Dba Steadfast Mortgage	161-05-0A-029.00-CO
(NAME) 809 Ashlawn Place	(NAME) 408 Highway 76	
(ADDRESS) Nashville, TN 37211	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Kimberly Jo Mullin, a single person, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Jacqueline M. Onan, Trustee of The Jacqueline M. Onan Living Trust dated January 10, 2025, and any amendments thereto, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee being Unit No. B-9 on the Plan of Ashlawn Place Condominiums as of record in Book 6607, Page -596, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description. Master Deed is attached as Exhibit A-2 and is amended in Book 7168, Page 550, said Register's Office.

Being the same property conveyed to Kimberly Jo Mullin, single by Warranty Deed from Vinita Anand and Husband, Rajiv Anand of record in Book 10163, page 259, Register's Office for Davidson County, Tennessee, dated August 19, 1996 and recorded on August 21, 1996.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 809 Ashlawn Place, Nashville, TN 37211

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28 day of March, 20 25.

Kimberly Jo Mullin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March, 2025, before me personally appeared Kimberly Jo Mullin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of March, 2025.

Gena R Capps
Notary Signature
My commission expires: 08-21-2027

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Anthony N. Greco, 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 the 28 day of March, 20 25.

03/28/2025
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28 day of March, 2025.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027