WARRANTY DEED

Karen Johnson Davidson County
Batch# 1260321 DEEDWARR
04/15/2025 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20250415-0028813



File No. AD-25-9338

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 05/08/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mindful Home Solutions II, LLC	New Owner	
(NAME) 1025 Maynor Ave	(NAME)	083-06-0-017.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, I/we, **Dolores L. Green, unmarried and Joe E. Dunn, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mindful Home Solutions II, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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 Nos. 54 and 55 on the Map of Subdivision of a part of The Weakley Home Place of record in Plat Book 421, Page 36, 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 lots adjoin and front together 57.9 feet on the northerly side of Franklin Avenue and run back between lines 150 feet on the westerly line of Lot 54 and 154.1 feet on the easterly line of Lot 55, along the westerly margin an of alley, to another alley in the rear, measuring 93.4 feet thereon.

Being the same property conveyed to E. E. Dunn and wife, Irene Dunn by Warranty Deed from C. A. Wheeler, Jr. and wife, Alice Thorne Wheeler of record in Book 1909, Page 337, in the Register's Office for Davidson County, Tennessee, dated October 30, 1950 and recorded on October 30, 1950.

The said E. E. Dunn aka Elvis Edward Dunn died on or about May 12, 1965.

The said Irene Dunn aka Irene Watts Dun died on or about February 21, 1988. See Order of record in Instrument no. 20170404-0033069, in the Register's Office for Davidson County, Tennessee, terminating the Testamentary Trust for Joe Edward Dunn aka Joe E. Dunn.

Being the same property conveyed to Robert E. Green et ux Delores L. Green, reserving only a life estate for the benefit of Joe E. Dunn by Quitclaim Deed from Joe Edward Dunn of record in Instrument No. 20190418-0035840, in the Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 18, 2019.

This is property more commonly known as 1425 Franklin Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 15th day of April, 2025.

Dolores L. Green

Joe E. Dunn by Dolores L. Green, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2025, before me personally appeared Dolores L. Green, 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 15th day of April, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Dolores L. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Joe E. Green, and that this instrument was executed on behalf of the said Joe E. Green for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202504150028812___, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 15th day of April, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Amy L. Wood, 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 April 15th, 2025.

Affiant Signature

4/15/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15th day of April, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-1425