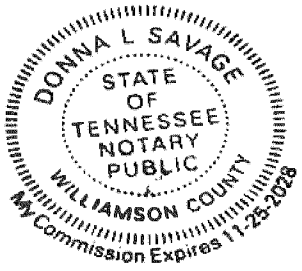
Karen Johnson Davidson County
Batch# 1315548 DEEDWARR
08/28/2025 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,282.90
20250828-0068834

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $617,000.00.

Arthur Whitsitt Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-25-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2025-80501

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Arthur Whitsitt Gray and Emily Gray	New owner	075160A02300CO
(NAME)	(NAME)	
617 Bayhill Ct		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Seventeen Thousand And No/100 Dollars ($617,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AMY L. MULLICAN, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARTHUR WHITSITT GRAY AND EMILY GRAY, HUSBAND AND WIFE, 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 lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 59, on the First Revision of Phase One, Walden Woods, as shown by plat appearing of record in Book 9700, page 909, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Joshua S. Baltz and Amy L. Mullican, husband and wife, by Warranty Deed from Weichert Relocation Resources, Inc., dated February 9, 2011, appearing of record in Instrument No. 20110222-0014415, of the Register's Office of Davidson County, Tennessee. BEING further conveyed to Amy L. (Mullican) Baltz, by Quitclaim Deed from Josha S. Baltz, dated June 26, 2014, in Instrument No. 20140702-0057950 and then further conveyed to Amy L. Mullican, an unmarried woman, by Quitclaim Deed, dated May 18, 2018, in Instrument No. 20180523-0049294, both in said Register's Office.

unimproved ☐
This is improved ☑ property, known as 617 Bayhill Ct, Hermitage, TN 37076
(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 20 day of AUGUST, 2025.

Amy L. Mullican

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 20 day of AUGUST, 20 25, before me personally appeared Amy L. Mullican, 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 (or person's) free act and deed.

Notary Public

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-21-2029
RUTHERFORD COUNTY

Printed Name: _____

Serial Number, if any: _____

My Commission Expires: _____

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8-26-2025.

Date

Affiant Signature

8/26/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of August, 2025.

Notary's Signature

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

My Commission Expires: _____

Date

Notary's Seal