Karen Johnson Davidson County
Batch# 1345480 DEEDWARR
11/13/2025 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20251113-0090258

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2025.

Notary Public
MY COMMISSION EXPIRES:
File No. G25-24374

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Samuel Barton Tye and Sydne Grace Wiederspan	Trident Home Loans, LLC.	147-05-0-175.00
(NAME)	(NAME)	
4916 Salem Drive	6723 Plantation Road	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211	Pensacola, FL 32504	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Matthew C. Mulvey and Mandi J. Mulvey, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Barton Tye, a single person and Sydne Wiederspan, a single person, joint tenants with the right 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 No. 3 on the Plan of Salem Drive Subdivision, as shown by plat and survey of record in Plat Book 8250, page 392, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew C. Mulvey and Mandi J. Mulvey, husband and wife by Deed dated October 21, 2016 from Judith Anne Abaya, Successor Trustee of the Jean F. Kelly Revocable Trust dated 24 July, 2003 for the benefit of Judith Anne Abaya, individually, Charles Burton Kelly, now deceased (DOD 12/18/2015) and Mark Steven Kelly, recorded October 28, 2016, in Instrument Number 20161028-0113992, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4916 Salem Dr., Nashville, TN 37211.

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. Whenever 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(s) this 7th day of November, 2025.

Matthew C. Mulvey

Mandi J. Mulvey

STATE OF MN
COUNTY OF Hennepin

On this 7th day of November, 2025, before me personally appeared Matthew C. Mulvey and Mandi J. Mulvey, 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 7th day of November, 2025.

Notary Signature
My commission expires: 1/31/2029

KARIN P MALEY
Notary Public
State of Minnesota
My Commission Expires
January 31, 2029

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 document executed and authenticated according to law on 11-7, 2025.

Affiant
Date: November 12, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12 day of November, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

