This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25086-DJ

Karen Johnson Davidson County
Batch# 1363048 DEEDWARR
12/30/2025 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20251230-0103760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $277,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2025.

Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Middleditch 11 Fawn Creek Pass Nasvhille, TN 37214	American Pacific Mortgage 3000 Lava Ridge Court, Suite 200 Roseville, CA 95661	122 01 0A 273.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jarod Mullins, as Conservator for Gerda D. Mullins, unmarried woman**, hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **Daniel Kenneth Middleditch, an unmarried man** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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. 48 on WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, PHASE THREE (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, PHASE THREE, of record in Boundary Plat in Instrument No. 20000713-0069314 and Plat of record in Instrument No. 20001011-0101044, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gerda D. Mullins, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20011004-0108295, in the Register's Office of Davidson County, Tennessee, dated September 28, 2001 and recorded on October 04, 2001. Jarod Mullins was appointed Conservator of the Conservatorship of Gerda Mullins in Case No 24P2163, Davidson County First Circuit Court. Pursuant to Court Order Approving Contract for Sale of Real Property, filed in said Case No. 24P2163, Jarod Mullins as Conservator is authorized to execute this deed as Grantor on behalf of Gerda D. Mullins.

This is improved property located at: **11 Fawn Creek Pass, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2025.

GRANTOR:

Conservatorship of Gerda D. Mullins

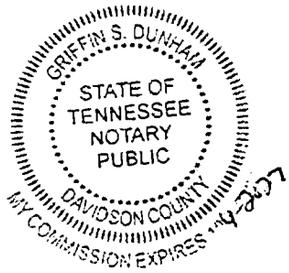
By: _____
Jarod Mullins, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jarod Mullins, Conservator the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Conservator of Conservatorship of Gerda D. Mullins, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of December, 2025.

_____
Notary Public
My Commission expires: 10/4/27



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **December 29, 2025**

Affiant Signature

12/29/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **December 29, 2025**

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY