WARRANTY DEED

Karen Johnson
Batch # 1375551
02/04/2026 08:26:02 AM
Fees: $18.00 Taxes: $947.20

Davidson County
DEEDWARR
3 pgs

20260204-0007618

DM-AK-26-4721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00.

Michael Besada
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/6/2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Besada	**New Owner**	
(NAME) **4721 Phoenix Dr**	(NAME)	**75-4-131.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA MCMULLIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BESADA, A MARRIED MAN AND HIS SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 342 on the Plan of Tulip Grove, Section 6 of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Kathleen McMullin**, unmarried, by Warranty Deed from **James Roy Helton, II and wife, Susan Elizabeth Helton**, dated September 14, 2007, and recorded September 17, 2007, in Instrument Number **20070917-0110825**, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Kathleen A. Duling**, married, by Quitclaim Deed dated June 30, 2010, from **Kathleen A. Duling (formerly Kathleen McMullin)**, of record in Instrument Number **20100630-0051103**, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Kathleen A. Duling and John W. Duling**, as Tenants by the Entirety, by deed from **Kathleen A. Duling**, of record in Instrument Number **20130520-0050611**, Register's Office for Davidson County, Tennessee.

The said **John W. Duling** having died on June 12, 2025, his interest in the subject property vested at death in **Kathleen A. Duling**, as surviving Tenant by the Entirety.

The said **Kathleen A. Duling** having thereafter died intestate on July 7, 2025.

Her interest in the subject property vested at her death in **Rebecca McMullin**, as her sole surviving heir at law, as evidenced by Affidavits of Heirship of record in Instrument Number **20250911-0072482**and Instrument Number 20260204-0007617, Register's Office for Davidson County, Tennessee.

Thesaid property has never been the marital residence of the grantor and his/her current spouse.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee.
- Taxes for 2026 and subsequent years, a lien not yet due and payable.
- Restrictions of record in Book 4511, Page 994, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement for Trunk Sewer and Water Lines to Cumberland Water Company, a Tennessee public Utility

corporation of record in Book 4106, Page 812, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4721 Phoenix Dr, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 30th DAY OF JANUARY, 2026.

Rebecca Mcmullin

Rebecca McMullin

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA MCMULLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Dawn Martin 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 01/30/2026 (date of document).

Dawn Martin
Affiant Signature

Date 1/30/26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2026.

Brian D. Mitchell
Notary Signature

MY COMMISSION EXPIRES: 03/09/2027

BRIAN D. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027