Karen Johnson Davidson County
Batch# 1482502 DEEDWARR
10/08/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20261008-0092614

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ana Ticas Rosales	NEW OWNER	150 03 0 135.00
(NAME)	(NAME)	
3109 Justin Towne Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, I/we, **Alison Jeanette Mullenix, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ana Ticas Rosales**, **unmarried,** hereinafter called the GRANTEE(S), their 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 Lot No. 7A, on the Plan of ZONE LOT DIVISION LOTS 6, 7, & 30, JUSTIN TOWNE, SECT. TWO, of record in Plat Book 5200, Page 459, as amended in Plat Book 5200, Page 618, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alison Jeanette Mullenix, unmarried, by Warranty Deed from Michele Mazzu and Randy Mazzu, wife and husband, of record in Instrument No. 20200124-0009003, in the Register's Office of Davidson County, Tennessee, dated January 24, 2020 and recorded on January 24, 2020.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION LOTS 6, 7, & 30, JUSTIN TOWNE, SECT. TWO, as recorded in Plat Book 5200, Page 618, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, JUSTIN TOWNE, as recorded in Plat Book 5200, Page 459, Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6145, Page 436.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3109 Justin Towne Ct., Antioch, TN 37013
(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.

Effective the 24th day of September, 2026.

Alison Jeanette Mullenix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of September, 2026, before me personally appeared Alison Jeanette Mullenix, 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

JACK E. MCLAUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Name: the undersigned

My Commission Expires: 2/23/30

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

202610080092614

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/24/26 (date of document).

Jennifer Russell
Affiant Signature

10/6/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of October 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

