Karen Johnson Davidson County
Batch# 1482734 DEEDWARR
10/09/2026 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,090.15
20261009-0092916

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,175.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2026

Notary Public

MY COMMISSION EXPIRES: 9/13/2028

(AFFIX SEAL)

ADDALITA STEPHENS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

File No. KP-26-3900

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John David Gabriel	New Owner at Property Address	
(NAME)	(NAME)	063-04-0A-014.00-CO
1532 Stokley Lane		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Joseph Mullen and Rachael Mullen, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John David Gabriel, a single man**, HEREINAFTER CALLED THE GRANTEE, 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. 49 on the Plan of Phase Three, Cleveland Hall Subdivision of record in Plat at Instrument No. 20060106-0002332, 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 Joseph Mullen and Rachael Mullen, husband and wife by Warranty Deed from Glenn A. Goldstein, an unmarried man of record in Instrument No. 20240703-0050270 Register's Office for Davidson County, Tennessee, dated July 02, 2024 and recorded on July 03, 2024.

This is property more commonly known as 1532 Stokley Lane, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 1st day of October, 2026.~~

Joseph Mullen

Rachael Mullen

STATE OF ~~TENNESSEE~~ Wisconsin

COUNTY OF ~~DAVIDSON~~ Milwaukee

On this ~~1st day of October~~ 30th day of Sept., 2026, before me personally appeared Joseph Mullen and Rachael Mullen, 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 ~~1st day of October~~ 30th day of Sept., 2026.

Notary Signature

My commission expires: 12-27-2028

STACY L CRESCI
Notary Public
State of Wisconsin

Certificate of Authenticity

I, Joshua A. Terry, 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 9/30/2026.

Affiant Signature – Joshua A. Terry

10/7/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/7/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27