Karen Johnson Davidson County
Batch# 421495 DEEDWARR
06/19/2020 03:49:30 PM 2 pgs
Fees: $13.00 Taxes: $1,304.25
20200619-0065898

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$352,500.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2020.

Notary Public

My commission expires: 11/8/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan Howard Crouse	**Renasant Bank**	**172-15-0A-090.00 CO**
221 Holt Hills Road	**2001 Park Place North, Suite 150**	
Nashville, TN 37211	**Birmingham, AL 35203**	

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 HEREBY ACKNOWLEDGED, WE,

Jacob Paul Mitchell, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Howard Crouse, an unmarried person

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(s) 232, as shown on the map entitled the Plan of Holt Woods, Section Seven, of record in Plat Book 9700, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACOB PAUL MITCHELL AND WIFE, MARY JO MITCHELL, by deed from VICKIE A. CLARK, UNMARRIED, of record in Instrument No. 20090622-0058111, dated June 10, 2009, said Register's Office. Being further conveyed to JACOB PAUL MITCHELL, by quitclaim deed from MARY JO MITCHELL, N/K/A MARY JO LAMURE, of record in Instrument No. 20110929-0075624, dated September 27, 2011, said Register's Office.

The undersigned, Melissa Jeanett Mitchell, spouse of Jacob Paul Mitchell, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **221 Holt Hills Road, 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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(s) this 17th day of June, 2020.

Jacob Paul Mitchell

Melissa Jeanett Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jacob Paul Mitchell and Melissa Jeanett Mitchell**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **June, 2020.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Tamelka Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tamelka Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tamelka Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY