Karen Johnson Davidson County
Batch# 461798 DEEDWARR
08/21/2020 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,346.80
20200821-0094629

WARRANTY DEED

WARE-H20340

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 DAY OF August, 2020.

Notary Public

(Affix Seal)

My Commission Expires: 10/2/2023

VENIKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
JAMIE LENEE' WARE and AVERY WARE SR., WIFE AND HUSBAND, JOINT TENANTS	NEW OWNERS	048.00-099.00
3729 Westport Drive		
Nashville, TN 37218		

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, I/we, RITA P. MITCHELL AND HUSBAND, DONALD F. MITCHELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMIE LENEE' WARE AND AVERY WARE SR., WIFE AND HUSBAND, JOINT TENANTS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING in the southwesterly margin of Westport Drive at the easternmost corner of the property conveyed by Moore and Fleming by deed of record in Book 3136, Page 16, Register's Office for said County, and running thence, along Fleming's southeasterly line, South 32 degrees 45' West 298 feet to the original southwesterly boundary of the property conveyed by Thompson to Moore and described as Tract No. 1 in the deed of record in Book 2735, Page 235, said Register's Office, thence, along said original line of Tract No. 1, South 52 degrees 15' east 232 feet to a point; thence, continuing along said original line, South 43 degrees 30' east 140 feet to a point; thence South 89 degrees east 56 feet to a point; thence north 07 degrees east 452 feet to the southerly margin of Westport Drive; thence, along said margin a distance of 193.6 feet in a westerly and northwesterly direction around a curve having a radius of 231.5 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Rita P. Mitchell and husband, Donald F. Mitchell by deed from Archie L. Powell and wife, Deloris L. Powell of record in Book 11492, Page 829, recorded on 05/25/1999, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3729 Westport Drive, Nashville, Tennessee 37218 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 August, 2020 :

Rita P. Mitchell by Jeffrey O. Powell, POA
Rita P. Mitchell by Jeffrey O. Powell, POA

Donald F. Mitchell by Jeffrey O. Powell, POA
Donald F. Mitchell by Jeffrey O. Powell, POA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jeffrey O. Powell, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rita P. Mitchell, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Rita P. Mitchell for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 17 day of August, 2020.

My Commission Expires:
07/24/2024

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jeffrey O. Powell, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald F. Mitchell, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Donald F. Mitchell for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 17 day of August, 2020.

My Commission Expires:
07/29/2024

Notary Public

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21