Karen Johnson Davidson County
Batch# 497611 DEEDWARR
10/16/2020 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20201016-0120884

Name and Address of New Owner:
Steve Mitchell
915 Marengo Lane
Nashville, TN 37204

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 11907010700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chelsea Bordelon, an unmarried woman, and Cheryl Devona, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steve Mitchell, a single person**, "the Grantee," the following described real estate in Davidson County, Tennessee:

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT #31 ON THE PLAN OF THOMPSON LANE PARK, AS OF RECORD IN BOOK 2331, PAGE 138, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BLACKSTONE PLACE WHERE LOTS 57 AND 31 ADJOIN, AND THENCE SOUTH 16 DEGREES 32 MINUTES WEST 98.6 FEET TO A POINT; THENCE NORTH 69 DEGREES WEST 164 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE RIGHT-OF-WAY FOR INTERSTATE HIGHWAY NO. 24, CONVEYED TO THE STATE OF TENNESSEE, BY DEED OF RECORD IN BOOK 3467, PAGE 291, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTH 23 DEGREES 30 MINUTES WEST ALONG SAID RIGHT-OF-WAY LINE 59 FEET TO AN IRON PIN; THENCE NORTH 69 DEGREES EAST 63.6 FEET TO A MONUMENT; THENCE SOUTH 73 DEGREES 28 MINUTES EAST 152.6 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHELSEA M. BORDELON, AN UNMARRIED WOMAN, AND CHERYL DEVONA, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM LARRY JOE SMITH, JR. AND JAMES E. SMITH, RECORDED ON DECEMBER 27, 2013, OF RECORD IN INSTRUMENT NO. 20131227-0130187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 105 BLACKSTONE PLACE, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of September, 2020.

Chelsea Bordelon (SEAL)
Chelsea Bordelon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2020, before me personally appeared Chelsea Bordelon 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 23rd day of September, 2020.

REGINA SUELO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires: 11-8-22

_____ (SEAL)
~~Cheryl Devona~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2020, before me personally appeared Cheryl Devona 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 23rd day of September, 2020.

_____
Notary Signature
My commission expires:

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of September, 2020.

_____(SEAL)
Chelsea Bordelon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Cheryl Devona

On this 23rd day of September, 2020, before me personally appeared ~~Chelsea Bordelon~~ 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 23rd day of September, 2020.

REGINA V. SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires: 11-8-22

Cheryl Devona (SEAL)
Cheryl Devona

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2020, before me personally appeared Cheryl Devona 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 23rd day of September, 2020.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

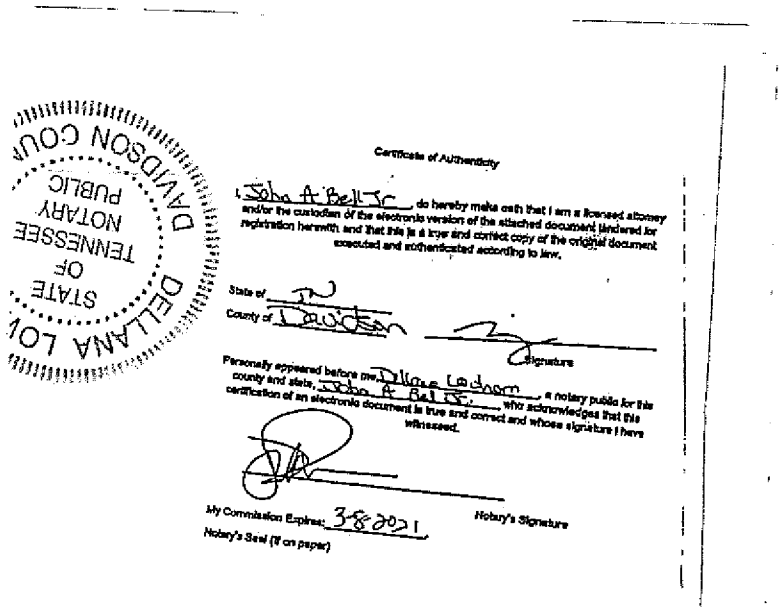
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of September, 2020.

Notary Public
My commission expires: 11.9.22
File No. 2020-1627

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-9-2022


DELANA LOU DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

Certificate of Authenticity

I, John A Bell IV, 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.

State of TN
County of Davidson

Signature

Personally appeared before me, Diane Ladson, a notary public for the county and state, John A Bell IV, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 3-8-2021

Notary's Signature

Notary's Seal (if on paper)