Karen Johnson Davidson County
Batch# 512905 DEEDWARR
11/10/2020 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20201110-0132189



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of November, 2020.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hugh B. Mitchell, III and Vanessa V. Mitchell	**Hugh B. Mitchell, III and Vanessa V. Mitchell**	**083-04-0-004.00**
4508 Old Leeds Road	**4508 Old Leeds Road**	
Birmingham, AL 35213	**Birmingham, AL 35213**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Rico Jaime Martinez, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Hugh B. Mitchell, III and Vanessa V. Mitchell, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 7 on the Plan of Part Four, Porter Heights of record in Plat Book 1424, Page 103, and part of No. 64 on the plan of Brownsville Plan of record in Plat Book 21, page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 and part of Lot No. 64 fronts 65.0 feet on the Westerly margin of Harwood Drive and extends back between parallel lines 325.0 feet to a dead line in the rear.

BEING the same property conveyed to Rico Jaime Martinez, an unmarried man by Warranty deed from Jeffrey L. McKay, Unmarried of record in Instrument No. 20141021-0096922 Register's Office for Davidson County, Tennessee.

This is improved property known as **1402 Harwood Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of November, 2020.

Rico Jaime Martinez

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rico Jaime Martinez, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of November, 2020.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

SolomonParks File No. 20-000395-524

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)