Karen Johnson Davidson County
Batch# 523290 DEEDWARR
12/02/2020 10:22:28 AM 3 pgs
Fees: $18.00 Taxes: $1,245.05
20201202-0139818

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Don Alan Whitfield, unmarried man ,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Amanda Mitchell, Trustee of The 8125 Old Charlotte Pike Trust dated October 27, 2020,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

**LOCATED in the Eighth (8th) Civil District of Davidson County, Tennessee and being more particularly described as follows:**

**See attached Exhibit "A" for legal description.**

**Being the same property conveyed to Don Alan Whitfield by deed dated July 12, 1984, of record in Book 6336, Page 684, Register`s Office of Davidson County, Tennessee.**

**Map/Parcel 113-00-0-93**

**Property Address: 8125 Old Charlotte Pike, Nashville, Tennessee 37029**

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, this conveyance has been executed on the 23 day of **November, 2020.**

**Don Alan Whitfield**

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, the undersigned, Don Alan Whitfield, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of **November, 2020.**

My commission expires:
2/28/2022

Notary Public:

KIM SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$336,500.00**

Affiant

Subscribed and sworn to before me, this 23 day of **November, 2020.**

My commission expires:

Notary Public:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

NEW PROPERTY OWNERS:

**Amanda Mitchell, Trustee of The 8125 Old Charlotte Pike Trust dated October 27, 2020**

8125 Old Charlotte Pk
Nashville, TN 37209

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

## Exhibit "A"

Land situated in the 8th Civil District of Davidson County, Tennessee, recorded in Deed Book 1726, page 561, and described according to a survey by Perry A. Chapdelaine, March 28, 1973, as follows:

Beginning at an iron pin in the easterly margin of Williams Road and the southwest corner of the property retained by grantors, thence N 86 deg. 35' East 252.78 feet along an old fence to an iron pin; thence S 31 deg. 51' East 77.29 feet along a fence to a stake; thence South 32 deg. 31' West 615.42 feet to a shellbark hickory; thence S. 80 deg. 10' West 177.05 feet along a fence to the corner of another fence; thence North 20 deg. 43' East 337.58 feet along a fence to a red oak; thence N 59 deg. 15' East 94.47 feet to a point in the easterly margin of Williams Road; thence along the margin of said road N 1 deg. 38' West 130.63 feet to a point; thence continuing along the margin of Williams Road N 8 deg. 12' East 106.27 feet to the point of beginning containing 3.02 acres, more or less.