This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 544094 **DEEDWARRSP**
12/31/2020 03:20:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20201231-0155292

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
James G. Mitchell Sallyce C. Mitchell 159 Sheila Drive Nashville, TN 37013	Same as New Owner	104-15-0-386.00

SPECIAL WARRANTY DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Sallyce Andrea Mitchell**, hereinafter Grantor, does transfer and convey unto **James G. Mitchell and wife, Sallyce C. Mitchell**, hereinafter Grantees, their successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being the westerly 20 feet of Lot No. 59 and the easterly 40 feet of Lot No. 60 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lots Nos. 59 and 60 front together 60 feet on the southerly side of Westwood Avenue, and run back between parallel lines 192 feet to a dead line.
>
> Being the same property conveyed to Sallyce Andrea Mitchell by deed from William Joseph Craig of record in Instrument No. 20071025-0126255, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 2507 Westwood Avenue, Nashville, Tennessee.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their heirs, successors and assigns in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantor does now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns against all persons claiming the same from, through or under Grantor, but not further or otherwise.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 hand on December 16, 2020.

Sallyce A. Mitchell

Sallyce Andrea Mitchell, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Sallyce Andrea Mitchell with whom I am personally acquainted and who upon oath acknowledged she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on December 16, 2020.

Sara Denman

Notary Public
My Commission Expires: 2/21/22



State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to create a tenancy by the entirety.

Subscribed and sworn to before me on
December 16, 2020.

James G. Mitchell, Grantee

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY