THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132678** Karen Johnson Davidson County Batch# 579330 DEEDWARR 02/26/2021 10:05:55 AM 2 pgs Fees: $13.00 Taxes: $4,769.30 20210226-0024472	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,289,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2021. Notary Public My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Sarah Jane Martin 3620 Meadowbrook Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 05 0 265.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mitchell Designs, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Jane Martin**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 456 on the Plan of Map of Richland Realty Company's Division C of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitchell Designs LLC, a Tennessee limited liability company, by Warranty Deed from Madge W. Franklin, unmarried, of record in Instrument No. 20191204-0125285, in the Register's Office of Davidson County, Tennessee, dated December 4, 2019 and recorded on December 4, 2019.

Being the same property conveyed to William W. Franklin and wife, Madge W. Franklin by Warranty Deed from Julia Jane Walker Milburn formerly Julia Jane Walker and Julia Jane Walker Davis and husband, William F. Milburn of record in Book 9701, Page 672, in the Register's Office of Davidson County, Tennessee, dated June 13, 1995 and recorded on June 15, 1995. The said William W. Franklin is now being deceased on October 11, 1996 in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Co's Division "C", as recorded in Plat Book 421, Page(s) 31.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5149, Page 178.

This is improved property located at 3620 Meadowbrook Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2021.

Mitchell Designs, LLC.

By: _____
William J. Mitchell, Manager/Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared William J. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager/Member (or other officer authorized to execute the instrument) of Mitchell Designs, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of February, 2021..

_____
Notary Public

