Karen Johnson Davidson County
Batch# 583559 DEEDWARR
03/03/2021 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210303-0027692

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
121 Station Drive
Maryville, TN 37804
FHTS# NAS2021014576

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Andrew Murray Mitchell, Jr. and Sarah Elizabeth Thomas 1717A McKinney Avenue Nashville, TN 37208	Studio Bank 124 12th Ave S. #400 Nashville, TN 37203	081020M00100

WARRANTY DEED

THIS INDENTURE, made this 26th day of February, 2021 between **IAN LEE REVEREZA AND WIFE, KIMBERLY N. REVEREZA**, residents of Davidson County, Tennessee (collectively "Grantor") and **ANDREW MURRAY MITCHELL, JR. UNMARRIED MAN, AND SARAH THOMAS, UNMARRIED WOMAN**, as tenants in common with rights of survivorship, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

LAND in Davidson County, Tennessee, being Unit No. A, 1717 McKinney Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1717 McKinney Avenue Townhomes, of record in Instrument No. 20160630-067012, 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 Ian Revereza, a single man, by Warranty Deed dated March 20, 2017, of record in Instrument No. 20170327-0029653, in the Register's Office for Davidson County, Tennessee.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

IAN LEE REVEREZA

KIMBERLY N. REVEREZA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Ian Lee Revereza and wife, Kimberly N. Revereza**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 26th day of February, 2021.

Notary Public
My Commission Expires: 3-17-24



I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$399,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Wana Park

Affiant/Grantee

Subscribed and sworn to before me this 26th day of February, 2021.

Notary Public
My commission expires: 1-3-2023

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY