Karen Johnson Davidson County
Batch# 590689 DEEDQC
03/12/2021 10:21:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210312-0032898

THIS DOCUMENT PREPARED BY Stephanie J. Edwards Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, Tennessee 37215	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
James Christopher Mitchell, Trustee 2925 Glenway Drive Nashville, TN 37221	SAME	142160CO3800CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sundra Yvonne Mitchell, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Christopher Mitchell, Trustee of the Noffsinger Family Revocable Trust dated March 9, 2021, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a

certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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 subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of March, 2021.

Sundra Yvonne Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sundra Yvonne Mitchell, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at my office, this 9th day of March, 2021.

STEPHANIE J. EDWARDS · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

Notary Public

My Commission Expires: Sept 2, 2024

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 8, FINAL PLAT, DEVON GLEN, PHASE 1, as shown on plat of record in Plat Book 7900, Page 457, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sundra Yvonne Mitchell, by deed from Himakara G. Borra and Sravani Borra, husband and wife, of record at Instrument No.20140603-0047823, recorded June 3, 2014.

This conveyance is subject to:

- **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, DEVON GLEN, PHASE I, as recorded in Plat Book 7900, Page(s) 457, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).**
- **Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7517, Page 283, Book 7517, Page 367, Book 8120, Page 485, Book 8180, Page 230, Book 8180, Page 232, Book 8712, Page 618, Book 8796, Page 416, Book 9150, Page 182, Book 10692, Page 750, Book 8180, Page 222, Book 8712, Page 620 and Book 8796, Page 410 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).**
- **Terms and provisions of by-Laws of Devon Hills Community Association, Inc. recorded in Book 7517, Page 344 as amended in Book 10692, Page 753.**
- **Charter of Devon Hills Community Association, Inc. recorded in Book 7520, Page 564.**
- **Any and all existing easements and restrictions as shown of record not stated herein**

This is improved property known as 2925 Glenway Drive, Nashville, TN 37221.