Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-185

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2862
Parcel ID: 173-15-0A-093-00

Property Address:
185 Claybrook Lane, Nashville, TN 37013

Karen Johnson Davidson County
Batch# 603261 DEEDWARR
03/31/2021 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20210331-0042090

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Movement Mortgage, LLC
P.O. Box 105178
Atlanta, GA 30348

Address of New Owner:
Rebecca Harwood
185 Claybrook Lane
Nashville, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE 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 is hereby acknowledged, I, **MAXWELL G. MITCHELL, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **REBECCA HARWOOD, a single person**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 93 on the Plan of Final Plat of Mill Run Subdivision, Phase 2, of record in Instrument Number 20011009-01069754, and as amended in Instrument Number 20020605-0067914 and further amended in Instrument Number 20020605-0067915, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MAXWELL G. MITCHELL, an unmarried man by Deed dated March 12, 2015 from JOSHUA G. WILKERSON and wife, SARAH Y. WILKERSON, recorded March 18, 2015, in Instrument Number 20150318-0023443, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 185 Claybrook Lane, Nashville, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions: thereof.

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 20011009-0109754, Plat Book 20020605-0067914 and Plat Book 20020605-0067915, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to Columbia Gulf Transmission Company as contained in Book 3933, page 359, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 10448, page 188, Instrument No. 20010405-0033586, Instrument No. 20010405-0033587 and Instrument No. 20111117-0089838, Register's Office for Davidson County, Tennessee.

5. Conservation Greenway easement as contained in Instrument No. 20011024-0116286, Register's Office for Davidson county, Tennessee.

6. Charter for Homeowners Association of record in Instrument No. 19991207-0300674, Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed to Homeowners Association of record in 20000217-0016180 and Instrument No. 20011219-0139981, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of record in Book 11675, page 472, Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

SARAH BETH MITCHELL, wife of MAXWELL G. MITCHELL joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to MAXWELL G. MITCHELL.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 30 day of March, 2021.

MAXWELL G. MITCHELL

SARAH BETH MITCHELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY, appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MAXWELL G. MITCHELL and SARAH BETH MITCHELL, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30 day of March, 2021.

Stephanie A. Clark
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $369,900.00.

Affiant

SWORN TO and subscribed before me on this 30 day of March, 2021.

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
3/3/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am the 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

