Karen Johnson Davidson County
Batch# 623338 DEEDWARR
04/27/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,303.75
20210427-0055940

WARRANTY DEED

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-2023

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,166.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-09-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Kelli Mitchuson	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	New Owner (NAME)	
3348 Mimosa Dr (ADDRESS)	(ADDRESS)	13307014100 and 13307014101
Nashville TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Teresa J. Hartley, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLI M MITCHUSON, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 84 and 83, as shown on the map entitled the Plan of Glencoe Acres, Section 1, of record in Book 1835, page 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS M. HARTLEY AND WIFE, TERESA J. HARTLEY, by deed from JAMES A. CONWAY AND WIFE, NANCY S. CONWAY, of record in Book 6334, page 361, dated July 6, 1984, said Register's Office.

THOMAS M. HARTLEY having since died leaving TERESA J. HARTLEY as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat book 1835, Page 137 and 138, Provisions of record in Book 2204, Page 375, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3348 Mimosa Dr Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 this 22nd day of April, 2021.

Witness my hand this 22nd day of April, 2021.

Teresa J. Hartley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Teresa J. Hartley** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2021.

Notary Public
My Commission Expires: CARI ALLEN 6-25

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23