Karen Johnson Davidson County
Batch# 636912 DEEDWARR
05/14/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $760.35
20210514-0065645

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is
$ 205,500.00

Affiant

Subscribed and Sworn before me this 26th day of April , 2021.

Notary Public
My commission expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
TN Buy&Hold LLC 395 Durham Ct. Union, NJ 07083	The same	163-11-0E-038.00 CO

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 legal sufficiency of which are hereby irrevocably acknowledged, **Scott Mitchell and Amber Mitchell, husband and wife** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TN Buy&Hold LLC**, a Tennessee limited liability company "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 11, on the Plan of Oak Grove Townhomes, as established by the Master Deed of record in Instrument No. 20020930-00118631; as amended in Instrument No. 20040511-0053732; and further amended in Instrument No. 20040511-0053733, and as shown on the plan of record in Instrument No. 20021126-0146722, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SCOTT W. MITCHELL AND AMBER R. MITCHELL, HUSBAND AND WIFE, by deed from FEDERAL HOME LOAN MORTGAGE CORPORATION, of record in Instrument No. 20160302-0019942, dated February 26, 2016, said Register's Office.

This is [✓] improved [ ] unimproved property known as 2940 Baby Ruth Lane, Nashville, TN 37013

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of April, 2021

Scott Mitchell

Amber Mitchell

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Scott Mitchell and Amber Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 26 day of April, 2021.

Notary

My commission expires: 04/12/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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.



Notary Public

My Commission Expires: 05-09-23