WARRANTY DEED

Karen Johnson Davidson County
Batch# 645286 DEEDWARR
05/27/2021 12:14:10 PM 2 pgs
Fees: $13.00 Taxes: $3,459.50

20210527-0071950

MJ-SB-FSBO-21-4172-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/7/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James A. Callison and Lindsay L. Callison	**NEW OWNER**	
(NAME)	(NAME)	**132-05-0B-001.00-CO**
4172 Outer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-4245		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANIS REYNOLDS MITCHELL AND/OR CHARLES A. MITCHELL , JR., TRUSTEES OF THE JANIS REYNOLDS MITCHELL LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JANIS REYNOLDS MITCHELL DATED AUGUST 23, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES A. CALLISON AND LINDSAY L. CALLISON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2, LEALAND/OUTER I TOWNHOMES, as established under Master Deed of record in Instrument No. 20051229-0156441, amended in Instrument Nos. 20061016-0128431 and 20061130-0147982, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Charles A. Mitchell, Jr. and wife, Janis R. Mitchell by Warranty deed from Camp Properties, LLC of record in Instrument No. 20060920-0116309 Register's Office for Davidson County, Tennessee, dated September 14, 2006 and recorded on September 20, 2006.

Being the same property conveyed to Janis R. Mitchell by Quitclaim deed from Charles A. Mitchell, Jr of record in Instrument No. 20070823-0101028 Register's Office for Davidson County, Tennessee, dated July 25, 2007 and recorded on August 23, 2007.

Being the same property conveyed to Charles A. Mitchell , Jr. and Janis R. Mitchell, husband and wife by Quitclaim deed from Janis R. Mitchell, married of record in Instrument No. 20121218-0116600 Register's Office for Davidson County, Tennessee, dated December 12, 2012 and recorded on December 18, 2012.

Being a portion of the same property conveyed to Janis Reynolds Mitchell by Quitclaim deed from Charles A. Mitchell , Jr of record in Instrument No. 20160902-0092472 Register's Office for Davidson County, Tennessee, dated August 23, 2016 and recorded on September 02, 2016.

Being a portion of the same property conveyed to Janis Reynolds Mitchell and/or Charles A. Mitchell , Jr., Trustees of The Janis Reynolds Mitchell Living Trust, established by the Revocable Trust Agreement of Janis Reynolds Mitchell dated August 23, 2016 by Quitclaim deed from Janis Reynolds Mitchell of record in Instrument No. 20160912-0095484 Register's Office for Davidson County, Tennessee, dated August 23, 2016 and recorded on September 12, 2016.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 5190, Page 663, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 20051229-0156441, amended in Instrument Nos. 20061016-0128431 and 20061130-0147982 of record in Instrument Number EALAND/OUTER I TOWNHOMES, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20051229-0156141, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4172 Outer Drive, Nashville, Tennessee 37204-4245**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25 DAY OF MAY, 2021.

Janis Reynolds Mitchell and/or Charles A. Mitchell , Jr., Trustees of The Janis Reynolds Mitchell Living Trust, established by the Revocable Trust Agreement of Janis Reynolds Mitchell dated August 23, 2016

BY: _____
Janis Reynolds Mitchell
Trustee

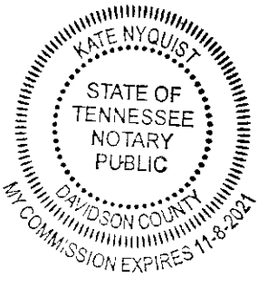
BY: _____
Charles A. Mitchell, Jr.
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANIS REYNOLDS MITCHELL, AND CHARLES A. MITCHELL, JR. Trustees of Janis Reynolds Mitchell and/or Charles A. Mitchell , Jr., Trustees of The Janis Reynolds Mitchell Living Trust, established by the Revocable Trust Agreement of Janis Reynolds Mitchell dated August 23, 2016 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of May, 2021.

_____
Notary Public



My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212