Karen Johnson Davidson County
Batch# 649033 DEEDWARR
06/03/2021 11:46:30 AM 5 pgs
Fees: $28.00 Taxes: $740.00
20210603-0074589

Prepared by and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel No.:
Baba O Land Co, GP 4114 Eden Avenue Nashville, Tennessee 37215	New Owner	091-07-0-152.00

GENERAL 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, **BENJAMIN S. MITCHELL AND WIFE, ANN R. MITCHELL**, (collectively the "Grantor") does hereby transfer and convey unto **BABA O LAND CO, GP**, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit A (the "Land").

This is unimproved property located at 4801 Tennessee Avenue, Nashville, Davidson County, Tennessee 37209. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been prepared from the Grantor's deed of conveyance and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively, "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for 2020 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

[Signature page of General Warranty Deed]

WITNESS this the 27 day of May, 2021.

GRANTOR:

Benjamin S. Mitchell

Ann R. Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Benjamin S. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 27 day of May, 2021.

Notary Public

My Commission Expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Ann R. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 27 day of May, 2021.

Notary Public

My Commission Expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202106030074589

STATE OF TENNESSEE)

COUNTY DAVIDSON)

I hereby swear or affirm that the actual consideration for this transaction is $200,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of May, 2021.

Notary Public

My Commission Expires:

6/21/21

TAMMY L. REEVES
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 702, 704 and the easterly 10 feet of Lot No. 706, as shown on the map entitled Block 111, Plan of No. 1 West Nashville, of record in Book 57, pages 74 and 75, 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 BENJAMIN S. MITCHELL AND WIFE, ANN R. MITCHELL, by deed from OAKLEY GROVES PROPERTIES, of record in Instrument No. 20090901-0082099, dated August 26, 2009, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

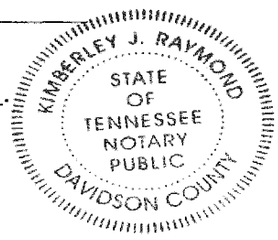
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21



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