Karen Johnson Davidson County
Batch# 649387 DEEDWARR
06/04/2021 09:43:30 AM 2 pgs
Fees: $13.00 Taxes: $8,140.00
20210604-0075071

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210334059**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2021. Notary Public My Commission Expires:

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

WARRANTY DEED

Address New Owner: Jason Mitchell 4529 Wayland Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 15 0 061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert S. Greenberg and Jo Ann B. Greenberg, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Mitchell, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Harpeth View Estates, Section 2, of record in Plan Book 2330, Page 26, amended in Instrument #20060509-0053971, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert S. Greenberg and wife, Jo Ann B. Greenberg, by Warranty Deed From Green Investors, LLC, a Tennessee limited liability company, of record in Instrument No. 20070823-0101110, in the Register's Office of Davidson County, Tennessee, dated August 10, 2007 and recorded on August 23, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section II Harpeth View Estates, as recorded in Plat Book 2330, Page(s) 26, amended in Instrument No. 20060509-0053971.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1449, Page 155 and Book 1728, Page 127.

This is improved property located at 4529 Wayland Drive Nashville TN 37215

This is improved property located at 4529 Wayland Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and casements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2021.

Robert S. Greenberg

Jo Ann B. Greenberg 6/1/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert S. Greenberg and Jo Ann B. Greenberg, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2021.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, Robert L. Scruggs, 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, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1.3.2022.

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022