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THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 720135 **DEEDWARR** 09/20/2021 12:09:04 PM 2 pgs Fees: $13.00 Taxes: $3,163.50 20210920-0126060	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $855,000.00 Affiant Subscribed and sworn to before me, this 16th day of September, 2021. Notary Public My Commission Expires: 7/9/22 LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Anita J Galloway 6036 Woodland Hills Nashville, TN 37211	Send Tax Bills to: Highlands Residential Mtg 950 W. Bethany Dr #800 Allen, TX 75013	Tax Information: Tax Parcel ID No. 172-06-0A-034.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Mitchell and Susan P. Mitchell, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anita J. Galloway, a single woman** ("Grantee"), her 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(s) 44, as shown on the map entitled Final Plat, Mountain View, Section 1, Revision One, of record in Book 9700, pages 562 and 563, 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 CHRISTOPHER MITCHELL, A MARRIED MAN, by deed from JAMES STAFFORD, MARRIED, of record as Instrument No. 20140807-0071268, dated August 6, 2014, said Register's Office.

This is improved property commonly known as: **6036 Woodland Hills, Nashville TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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, Grantors have executed this instrument on this 16th day of September, 2021.

Christopher Mitchell

Susan P. Mitchell

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher Mitchell and Susan P. Mitchell,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of September, 2021.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: _____