# WARRANTY DEED

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

T-VRES-21-2517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

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

Karen Johnson Davidson County
Batch# 751304 **DEEDWARR**
11/08/2021 01:58:28 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00

20211108-0149005

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Laura Gleaves Mitchell and Brian Davidson Mitchell** | **New Owner** | |
| (NAME) | (NAME) | **052-13-0-036.00**<br>**052-13-0-035.00** |
| **2517 Miami Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | | |
| (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, **BETTY JONES BLACKWELL, A SINGLE WOMAN, AND ELIZABETH BLACKWELL, TRUSTEE OF THE ELIZABETH BLACKWELL LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ELIZABETH BLACKWELL, DATED JULY 29, 2015,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA GLEAVES MITCHELL AND BRIAN DAVIDSON MITCHELL, WIFE AND HUSBAND,** 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:

TRACT I
Land in Davidson County, Tennessee, being a portion of Lot 4, all of Lot 5 and a portion of Lot 6 on the Plan of M.C. McCauley's Subdivision of part of Lot No. 7 of the Robert Young Farm of record in Plat Book 547, page 123, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Miami Avenue 24.68 feet from the southeast corner of Lot 7; thence with Miami Avenue S 08 degrees 48' 59" 200.01 feet to the northeast corner of the property conveyed to Eduardo A. Lelli and Graciela M. Lelli (Instrument No. 201607070069327 RODCT); thence N 85 degrees 49' 41" W 160 feet to a point; thence N 03 degrees 18' 39" E 213.95 feet to point in southerly line of Lot 7; thence N 81 degrees 11' 01" W 50 feet to a point; thence N 75 degrees 26' 32" W 130.66 feet to the point of beginning.

TRACT II
(Cumberland River Tract)
Land in Davidson County, Tennessee, being the westerly 65 feet (approximately) of northerly 75 feet of Lot 4, the westerly 55 feet (approximately) of Lot 5 and the westerly 44 feet (approximately) of Lot 6 on the Plan of M.C. McCauley's Subdivision of part of Lot No. 7 of the Robert Young Farm, called Wooddale Grove as of record in Plat Book 547, page 123, Register's Office for Davidson County, Tennessee. Said area described in this tract is the remaining area lying between the property described above as Tract 1 and the "Cumberland River" shown in Plat Book 547, Page 123, Register's Office for Davidson County, Tennessee.

Source of Title:

Being part of the property conveyed to Elizabeth Blackwell, Trustee of The Elizabeth Blackwell Living Trust, established by the Revocable Trust Agreement of Elizabeth Blackwell, dated July 29, 2015, by Elizabeth Blackwell, of record in Instrument No. 20150810-0079680, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Charles Ledger Blackwell and wife, Betty Jones Blackwell, by Betty J. Holt, now being, Betty Jones Blackwell, in deed of record in Book 8968, Page 107, Register's Office for Davidson County, Tennessee. The said Charles Ledger Blackwell having since died on April 27, 2013, leaving Betty Jones Blackwell as the surviving tenant by the entirety.

Elizabeth Blackwell, Betty Blackwell, Betty J. Holt, and Betty Jones Blackwell are one and the same person

This conveyance is subject to:

- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 123, and Book 8250, Page 284, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 10710, Page 158 and Book 11314, Page 663 in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2517 Miami Avenue, Nashville, Tennessee 37214**.

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 3rd DAY OF NOVEMBER, 2021.

Betty Jones Blackwell

Elizabeth Blackwell, Trustee of The Elizabeth Blackwell Living Trust, established by the Revocable Trust Agreement of Elizabeth Blackwell, dated July 29, 2015

Elizabeth Blackwell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY JONES BLACKWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2021.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH BLACKWELL, TRUSTEE OF THE ELIZABETH BLACKWELL LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ELIZABETH BLACKWELL, DATED JULY 29, 2015, 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 3rd of November, 2021.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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