Karen Johnson Davidson County
Batch# 759217 DEEDWARR
11/22/2021 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20211122-0154958

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14545-MC

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Subscribed and sworn to before me, this the 10th day of November, 2021.

Notary Public
My Commission Expires: 07/09/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Raymond Lee Mockmore, Jr. 6207 B California Avenue Nashville, TN 37209	new owner	091 02 1L 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nicolle Rychlick, Trustee of The Nicolle Rychlick Revocable Living Trust, dated December 12, 2017**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Raymond Lee Mockmore, Jr.**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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 of 6207 California Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6207 California Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150911-0092489, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6207 California Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150911-0092489, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Nicolle Rychlick, Trustee of the Nicolle Rychlick Revocable Living Trust dated December 12, 2017, by Quitclaim Deed from Nicolle E. Rychlick, of record in Instrument No. 20171214-0127320, in the Register's Office of Davidson County, Tennessee, dated December 12, 2017 and recorded on December 14, 2017. Further being the same property conveyed to Nicolle E. Rychlick, a single woman, by Warranty Deed from Gala, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160602-0055669, in the Register's Office of Davidson County, Tennessee, dated May 27, 2016 and recorded on June 02, 2016.

This is ☒ improved or ☐ unimproved property located at: **6207 B California Avenue, Nashville, TN 37209**

Prepared by:
Midtown Title, LLC
1704 21st Avenue South
Nashville, TN 37212
FILE #: MJMRCS-21620215

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 8th day of November, 2021.

GRANTOR:

The Nicolle Rychlick Revocable Living Trust, dated December 12, 2017

By: Nicolle Rychlick
Nicolle Rychlick, Trustee

STATE OF OR
COUNTY OF Clackamas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicolle Rychlick, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Trustee of Nicolle Rychlick, Trustee of The Nicolle Rychlick Revocable Living Trust, dated December 12, 2017, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of November, 2021.

OFFICIAL STAMP
JENNY MARIE MCGUIRE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1008113
MY COMMISSION EXPIRES JANUARY 21, 2025

Jenny McGuire
Notary Public
My Commission expires: 1/21/2025

I, Melissa Jansen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/10/21 (date of document).

Melissa Jansen

Affiant Signature

Date 11/16/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of November, 2021.

Yesenia J. Loor

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2025

