Karen Johnson Davidson County
Batch# 774282 DEEDWARR
12/15/2021 01:16:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211215-0165845

Commitment Number: 29496056
Seller's Loan Number: 4006005294

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Justin Alan Mitchell and **Elizabeth Jean Mitchell**, 258 Tanksley Avenue, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
119 14 31.00

GENERAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(A)(i):Is creation or dissolution of a tenancy by the entirety by the conveyance from one spouse to the other

Justin Alan Mitchell, formerly unmarried, whose mailing address is **258 Tanksley Avenue, Nashville, TN 37211**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Justin Alan Mitchell** and **Elizabeth Jean Mitchell**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **258 Tanksley Avenue, Nashville, TN 37211**, the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 258 Tanksley Avenue, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20170627-0064325 in the Register's Office of

Davidson County, Tennessee.

Parcel ID: 119 14 31.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on December 8, 2021:

Justin Alan Mitchell

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 8, 2021 by **Justin Alan Mitchell** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

DOMINIQUE S. BARBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8 day of December, 2021.

Affiant

Justin Mitchell
Print Name

(Seal)

DOMINIQUE S. BARBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

1-6-2025

Dominique Barbee
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 OF BLOCK "E" ON THE PLAN OF WOODBINE COURTS, SECTION NO. 2, NOT OF RECORD, AND FURTHER DESCRIBED AS FOLLOWS:

SAID LOT NO.4 FRONTS 75 FEET ON THE NORTHERLY MARGIN OFTANKSLEY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 155.5 FEET TO A DEAD LINE IN THE REAR WHEREON IT MEASURES 75 FEET.

BEING THE SAME PROPERTY CONVEYED TO HOLLY A. ELLIS BY WARRANTY DEED FROM LESLIE VESTAL MAXWELL, MARRIED OF RECORD IN INSTRUMENT NO. 20071127-0137575 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 16, 2007 AND RECORDED ON NOVEMBER 27, 2007.

Assessor's Parcel No: 119 14 31.00

Tennessee Certification of Electronic Document

I, Tabitha Williams, 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 12-13-2021 (date of document).

Affiant Signature

Dec 13th, 2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries