Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 781413 DEEDWARR
12/29/2021 11:50:36 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50

20211229-0171225

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 06, 2025

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr, Ste. 400, Franklin, TN 37067

File No.: 21-CD-835

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claudia Pearman	Same as New Owner	143030D15600CO
(NAME) 156 Harpeth Trace Smt	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Five Thousand And No/100 Dollars ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTOPHER MITCHELL AND ROBIN TRIMBLE AS CO-EXECUTORS OF THE ESTATE OF SUSAN G. MITCHELL AND CHRISTOPHER MITCHELL, INDIVIDUALLY AND ROBIN TRIMBLE, INDIVIDUALLY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAUDIA PEARMAN, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, 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 No. 165 on the Revised Plan of Harpeth Trace Highrise Condominium Apartments as of record in Plat Book 5050, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Christopher Mitchell and Robin Trimble are the devisees under the will and that the will specifically authorizes Executors to convey real property.
Being the same property conveyed to Susan G. Mitchell, unmarried, by Warranty Deed from David G. Patterson, Jr. married, dated August 20, 1987, recorded August 25, 1987, of record in Book 7333, page 775, Register's Office for Davidson County, Tennessee.

The said Susan G. Mitchell having since died on June 16, 2021. Property vested in the Estate of Susan G. Mitchell by Last Will and Testament of Susan G. Mitchell filed October 27, 2021, of record in Probate Case No. 21P1646, Circuit Court of Davidson County, Tennessee (Probate Division).

unimproved ☐
This is improved ☒ property, known as 156 Harpeth Trace Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 28 day of December, 2021.

The Estate of Susan G. Mitchell

BY: _____
Christopher Mitchell
Co-Executor

BY: _____
Robin Trimble
Co-Executor

_____
Christopher Mitchell

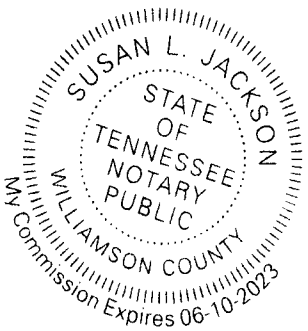
_____
Robin Trimble

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state Christopher Mitchell, Co-Executor for the Estate of Susan G. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself as the Co-Executor for The Estate of Susan G. Mitchell, and that he executed the foregoing instrument for the purpose therin contained.

Witness my hand, at office, this 28 date of December, 2021.

Susan L Jackson
Notary Public



My Commission Expires: _____

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Clark

Personally appeared before me, a Notary Public of said county and state Robin Trimble, Co-Executor for the Estate of Susan G. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself as the Co-Executor for The Estate of Susan G. Mitchell, and that she executed the foregoing instrument for the purpose therin contained.

Witness my hand, at office, this 16th date of December, 2021.

Barbara M. Christopher
Notary Public

My Commission Expires: March 7, 2023
IO No 618211

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state Christopher Mitchell, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 28 day of December, 2021.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

STATE OF Kentucky
COUNTY OF Clark

Personally appeared before me, a Notary Public of said county and state Robin Trimble, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 16th day of December, 2021.

Barbara M. Christopher
Notary Public

My Commission Expires: March 7, 2023
ID No 618211