WARRANTY DEED

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DM-FCR-21-2313

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 786042 **DEEDWARR**
01/10/2022 02:54:29 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20220110-0002895

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Corey Mitchell	**Lending Hand Mortgage, LLC**	
(NAME)	(NAME)	**070 04 0 212.00**
2313 Iloilo Street	**510 Lentz Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Madison, TN 37115**	
(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, **JAMES FINEMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COREY MITCHELL, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, Being Lot No. 2, on the Plan of Re-Subdivision of Southerly 50 Feet of Lot # 46 and The Northerly 50 Feet of Lot # 47 on The Plan of Dewey Heights Addition, of record in Instrument No. 20201006-0115883, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being a part of the same property conveyed to James Fineman, by Warranty Deed from Patrice Kuykindoll, Tony Brown, Freddie Brown, Kameisha Brown and Marzell Brown, of record in Instrument No. 20200626-0069242, in the Register's Office of Davidson County, Tennessee, dated June 18, 2020 and recorded on June 26, 2020. Said property is not and has never been the primary marital residence for the Grantor or his/her current spouse.

This conveyance is subject to:
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Southerly 50 Feet of Lot # 46 and The Northerly 50 Feet of Lot # 47 on The Plan of Dewey Heights Addition, as recorded in Plat Instrument No. 20201006-0115883.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2313 Iloilo Street, Nashville, Tennessee 37207**.

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 30th DAY OF DECEMBER, 2021.

James Fineman by John Gleaves as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES FINEMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES FINEMAN.

Witness my hand and official seal, this the 30th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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