Karen Johnson Davidson County
Batch# 797776 DEEDWARR
01/31/2022 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20220131-0011047

WARRANTY DEED

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $278,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/18/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-5017

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Peter Wertheimer and Janet Fosdick	Peter Wertheimer	092-15-0A-105.00-CO
2325 Elliston Place, #105	1325 Sussex LN.	
Nashville, TN 37203	Newport Beach CA 92660	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert E. Mitchell and Barbara J. Mitchell Revocable Trust u/a dated May 06, 2019

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter Wertheimer and Janet Fosdick, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), 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 all of Unit No. 105 of Elliston Place Quarters, as described in Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters of record in Book 6657, Page 72, as amended in Book 7232, Page 259, Register's Office of Davidson County, Tennessee, together with an undivided 1/48th divided interest in the common elements as described in said Master Deed.

Being the same property conveyed to Carl E. Mitchell, unmarried by Warranty Deed from Don Nixon and wife, Patsy Nixon of record in Book 11140, Page 670, Register's Office for Davidson County, Tennessee, dated September 30, 1998 and recorded on October 05, 1998.

Being a portion of the same property conveyed to Robert E. Mitchell and spouse, Barbara J. Mitchell by Deed by Administrator deed from Robert E. Mitchell Administrator of the Estate of Carl E. Mitchell of record in Instrument No. 20060119-0007271 Register's Office for Davidson County, Tennessee, dated January 17, 2006 and recorded on January 19, 2006.

Being a portion of the same property conveyed to Robert E. Mitchell and Barbara J. Mitchell, Co-Trustees of the Robert E. Mitchell and Barbara J. Mitchell Revocable Trust u/a dated May 06, 2019 by Quitclaim Deed from Robert Edward Mitchell and wife, Barbara Jean Mitchell of record in Instrument No. 20190513-0044549 Register's Office for Davidson County, Tennessee, dated May 06, 2019 and recorded on May 13, 2019. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2325 Elliston Place, #105 Nashville, TN 37203

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on January 18, 2022.

Robert E. Mitchell and Barbara J. Mitchell Revocable Trust u/a dated May 06, 2019

R E Mitchell
Robert E. Mitchell, Co-Trustee

Barbara Mitchell
Barbara J. Mitchell, Co-Trustee

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, a Notary Public of said County and State,Robert E. Mitchell, Co-Trustee and Barbara J. Mitchell, Co-Trustee of the Robert E. Mitchell and Barbara J. Mitchell Revocable Trust u/a dated May 06, 2019, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this January 18, 2022.

Quentin Isabell
Notary Public

My Commission Expires: March 3, 2025

File #: 2021-5017
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
270 Franklin Road, Suite 160
Brentwood, TN 37027

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 18, 2022.

J. Carlton Drumwright

January 18, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 18, 2022.

Notary

My Commission Expires: 12/18/22

