WARRANTY DEED

Karen Johnson Davidson County
Batch# 800159 DEEDWARR
02/03/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $932.40
20220203-0013024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 2022.

Notary Public

MY COMMISSION EXPIRES: 08/20/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy B. Mitchell	New Owner	131020A08500CO
(NAME)	(NAME)	
2116 Hobbs Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 considerations, the receipt of which is hereby acknowledged, we **Jason Currie and Marlaina Currie, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Amy B. Mitchell and Jeffrey C. Mitchell, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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. M-8 of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, said Register's Office, and by Master Deed of record in 5289, Page 515, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jason Currie and Marlaina Currie, husband and wife by Warranty Deed from Laura Kathryn Reinert, unmarried, dated 09/17/2018 and recorded 09/18/2018, of record in Instrument 201809180092482, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters shown on the plat of record in Plat Book 4595, Page 74, as amended in Plat Book 5200, Page 54, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5289, Page 515, and Amendments recorded in Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299, Register's Office for Davidson County, Tennessee. Grant of Easement as recorded in Instrument 201301180006274, and Instrument 201511300120250, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 5289, Page 558, and amended Book 6822, Page 893, and Book 7824, Page 974, in the Register's Office for Davidson County, Tennessee. Charter of Hobbs House Homeowner's Association record in Book 5296, Page 689, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2116 Hobbs Road, Nashville, TN 37215

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 21st day of January 2022.

Jason Currie

Marlaina Currie

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Currie and Marlaina Currie, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of January 2022.

Notary Public:

My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Certificate of Authenticity

I, Tonya Loftin, 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 21, 2022**.

Date

Tonya Loftin
Affiant Signature

January 25, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 25th day of January, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)