WARRANTY DEED

Karen Johnson Davidson County
Batch# 802976 DEEDWARR
02/09/2022 03:42:40 PM 2 pgs
Fees: $13.00 Taxes: $1,602.10

20220209-0015252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp. 2024

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Mitchell and Cary Lee Mitchell, Jr.	New Owners	
(NAME)	(NAME)	**096-05-0-017.00**
3117 Lake Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MARGARET J. MARTIN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL MITCHELL AND CARY LEE MITCHELL, JR.,** 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 part of Lot No. 89, on the Plan of Bluefields of record in Plat Book 843, Page 34, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Cumberland Circle at a point 1725.4 feet east of the intersection of Spring Valley Road, the northeast corner of the property conveyed to J.E. Regan and wife, by deed from R.D. Stanford, Jr., Trustee of record in Book 1515, Page 77, said Register's Office, thence with the easterly line of said Regan property southwardly 310.09 feet; thence eastwardly 76 feet; thence northwardly 312.7 feet to the southerly margin of Cumberland Circle; thence with the Circle westwardly 80 feet to the beginning.

Being the same property conveyed to Margaret J. Martin, a single woman by Warranty deed from James Donald Hartsfield, unmarried and Robert A. McDowell, unmarried of record in Instrument No. 20080411-0037035 Register's Office for Davidson County, Tennessee, dated April 09, 2008 and recorded on April 11, 2008.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 34, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 737, Page 258; Book 794, Page 41; and Book 1104, Page 688, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **250 Cumberland Circle, Nashville, Tennessee 37214**.

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 7 DAY OF FEBRUARY, 2022.

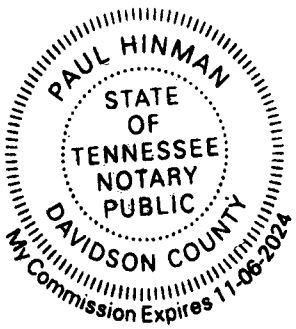
Margaret J. Martin by William G. Heflin, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM G. HEFLIN, 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 MARGARET J. MARTIN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARET J. MARTIN.

Witness my hand and official seal, this the 7th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212