Karen Johnson Davidson County
Batch# 827271 DEEDWARR
03/23/2022 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20220323-0033465

Prepared By:
BURD RAULSTON, PLLC
345 Frazier Ave, Suite 103
Chattanooga, TN 37405

Return To:
Community First Title, LLC
1023 East Trinity Lane
Nashville, TN 37216

Address New Owner(s) As Follows	Send Tax Bills To:	(Map Parcel No.)
Sasha Palmer	Southwest Funding, LP	150-09-0B-510.00
510 Forest Pointe Place	13150 Coit Road, Ste. 100	
Antioch, TN 37013	Dallas, TX 75240	

File No: 22-CFT-28

WARRANTY DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, we, Nichole L. Mitchell, (herein the "Grantors"), do hereby sell, transfer and convey unto, Sasha Palmer (herein the "Grantee"), the following described real estate:

The following described premises, SITUATE in Davidson County, Tennessee, and more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 510, Second Revision, Forest Pointe Condominiums, a Horizontal Property Regime, located on Davidson County, Tennessee, as shown on the plat of Second Revision, Forest Pointe Condominiums, recorded in Plat Book 7900, Page 281, and as set out as Exhibits to the Master Deed of record in Book 7801, Page 463, amended in Book 8050, Page 853, said Register 's Office, and described in a Master Deed recorded in Book 7801, Page 463, as amended in Book 8050, Page 853, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Forest Pointe Condominiums contained in the Master Deed and By-Laws Appended thereto, recorded in Book 7801, Page 463, as amended in Book 8050, Page 853, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nichole L. Mitchell, from Damon L. Mitchell by Quitclaim Deed dated June 3, 2007 and filed for record on July 10, 2007 in Instrument No. 20070710-0082186, Davidson County, Tennessee records.

Being the same property conveyed to Damon L. Mitchell, unmarried, from James Edward Epps, unmarried by Warranty Deed dated September 30, 1999 and filed for record on October 11, 1999 in Book 11698, Page 601, Davidson County, Tennessee records.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Grantee herein assumes and agrees to pay all taxes assessed against said real estate for the year 2022.

TO HAVE AND TO HOLD the same unto the said, Sasha Palmer, her heirs and assigns, forever in fee simple.

We hereby covenant that we are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same, that the title thereto is clear, free and unencumbered, except as hereinabove mentioned, and we will forever warrant and defend the same against all lawful claims.

WITNESS our hands as of this 11th day of March, 2022.

Nichole L. Mitchell
Nichole L. Mitchell

STATE OF ~~TENNESSEE~~ JP Alabama
COUNTY OF ~~DAVIDSON~~ Madison

On this 11 day of March, 2022, before me personally appeared, Nichole L. Mitchell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of March, 2022.

Jody Lynn Pope
Notary Signature
My commission Expires
August 17, 2024

JODY LYNN POPE
Notary Public
Alabama State at Large

STATE OF Tennessee
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Margaret E. Bouly Agent * $95,000.00 (MV)
Affiant

Subscribed and sworn to before me on this the ~~2nd~~ 15th day of March, 2022 15th day of March, 2022.

Melissa A. Varnell
Notary Public
My commission expires: 10/22/23

MELISSA A. VARNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
My Comm. Expires
October 22, 2023

TRUE COPY CERTIFICATION

I, Shannon Redden, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 3/11/22.

Shanna Redden

3/15/22
Date

State of TENNESSEE
County of HAMILTON

Sworn and subscribed before me this 15 day of March, 2022.

Melissa A. Varnell
Notary Public

