

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 6th day of April, 2022.

Notary Public

My commission expires: 9-6-22

Karen Johnson Davidson County
Batch# 840284 DEEDWARR
04/18/2022 09:10:49 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220418-0043888

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maxwell Crawford **Courtney Musselwhite**	New Owner	**162-05-0-081.00**
5332 Eulala Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Don E. Mitchell and wife, Joyce H. Mitchell by Don E. Mitchell as Attorney in Fact,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maxwell Crawford and Courtney Musselwhite** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 5332 Eulala Drive, Nashville, TN 37211, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Hickory Valley Subdivision, Section 1, of record in Book 4175, Page 75, Register's Office for said County.

Said Lot No. 164 fronts 80 feet on the easterly margin of Eulala Drive and extends back 185 feet on the northerly line and 171.20 feet on the southerly line to a dead line measuring 108.66 feet thereon.

Being the same property conveyed to Don E. Mitchell and wife, Joyce H. Mitchell, by Warranty Deed from David E. Wilkins and wife, Jana S. Wilkins, dated 05/01/1978 and recorded 05/03/1978 in Book 5280, Page 378, Register's Office for Davidson County, Tennessee. Durable Power of Attorney for Joyce H. Mitchell of record in Instrument # 20220418-0043887, said Registers Office

Tax Map/Parcel ID: 162-05-0-081.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5332 Eulala Drive, Nashville, TN 37211.

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, their heirs and assigns forever; and we do covenant with 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/our hand(s) this 6th day of April, 2022.

Don E. Mitchell

Joyce H. Mitchell, by Don E. Mitchell, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2022, before me personally appeared **Don E. Mitchell and Joyce H. Mitchell**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 6th day of April, 2022.

Notary Public

Commission Expiration:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023