Karen Johnson Davidson County
Batch# 856494 DEEDWARR
05/17/2022 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,103.45
20220517-0056577

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $568,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. EM-22-2445

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Holman	New Owner	
(NAME)	(NAME)	
641 Old Hickory Boulevard #208		171-03-0B-077.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Susan G. Mitchell and Michael P. Mitchell, Trustees of Susan G Mitchell 2018 Living Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Holman, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 29 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg of record in Plat Book 9700, Page 364, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael P. Mitchell and Susan G. Mitchell, husband and wife by Warranty deed from Corrie Heinzelmann, a single woman of record in Instrument No. 201912040125139 Register's Office for Davidson County, Tennessee, dated December 03, 2019 and recorded on December 04, 2019.

Being the same property conveyed to Susan G. Mitchell and Michael P. Mitchell, Trustees of the Susan G. Mitchell 2018 Living Trust Dated July 30, 2018 by Quitclaim deed from Michael P. Mitchell and Susan G. Mitchell, husband and wife of record in Instrument No. 202012210151406 Register's Office for Davidson County, Tennessee, dated December 09, 2020 and recorded on December 21, 2020. Being also known as 641 Old Hickory Boulevard #208 29 Brentwood, Tennessee 37027.

This is property more commonly known as 641 Old Hickory Boulevard #208, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 6th day of May, 2022.

Susan G Mitchell 2018 Living Trust

By: _____
Susan G. Mitchell, Trustee

By: _____
Michael P. Mitchell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2022, before me personally appeared Susan G. Mitchell and Michael P. Mitchell, Trustees of Susan G Mitchell 2018 Living Trust, 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 5th day of May, 2022.

_____
Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/6/2022 (date of document).

Jennifer Russell
Affiant Signature

5/9/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of May 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

