Karen Johnson Davidson County
Batch# 880335 DEEDWARR
06/29/2022 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20220629-0074816

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 (1,250,000.00).

Jennifer Pennell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF JUNE, 2022.

Katherine Warren
Notary Public

MY COMMISSION EXPIRES: 3/22/26

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Matthew Mitchell (NAME)	**NEW OWNER** (NAME)	**083 13 0 319.00**
1401 Lillian Street Nashville, TN 37206 (ADDRESS)	**1405 Martin Street, Unit A Nashville, TN 37203** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of June, 2022, the undersigned, **JENNIFER HANSEN, A MARRIED WOMAN WHOSE SPOUSE HAS NO INTEREST, WITH A 31.6475% INTEREST AS A TENANT IN COMMON, AND MIA ISABELLE BERGMANN, WITH A 68.3525% INTEREST AS A TENANT IN COMMON**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MATTHEW MITCHELL,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1401 LILLIAN STREET, NASHVILLE, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 126, Block M, Plan of the Lindsley Home Place, of record in Plat Book 2, Page 92, Chancery Court Clerk's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mia Isabelle Bergmann, a single woman, a 21.5425% interest as a tenant in common, by Quitclaim Deed from Jennifer Hansen, a married woman whose spouse has no interest, and Mia Isabelle Bergmann, a single woman, as Tenants in Common, of record in Instrument No. 20220526-0061387, in the Register's Office of Davidson County, Tennessee, dated May 24, 2022 and recorded on May 26, 2022.

Being the same property conveyed to Mia Isabelle Bergmann, a single woman, a 46.81% interest as a tenant in common, by Quitclaim Deed from Jennifer Hansen, a married woman whose spouse has no interest, of record in Instrument No. 20210812-0108711, in the Register's Office of Davidson County, Tennessee, dated August 11, 2021 and recorded on August 12, 2021.

Being the same property conveyed to Jennifer Hansen, a married woman, by Warranty Deed from Megan Cheryl Thompson, a single person, of record in Instrument No. 20180824-0084295, in the Register's Office of Davidson County, Tennessee, dated August 24, 2018 and recorded on August 24, 2018.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of June, 2022.

GRANTOR: Mia Isabelle Bergmann

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

Personally, appeared before me, a Notary Public of the aforesaid authority, **Mia Isabelle Bergmann**, ~~with whom I am personally acquainted or~~ who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

C. F. HARRINGTON
COMM. #2257035
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 29, 2022

WITNESS my hand, at office, on this 23rd day of June, 2022.

Notary Public

Sep. 29, 2022
My Commission Expires

GRANTOR: Jennifer Hansen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jennifer Hansen**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of June, 2022.

SHARON L. KLINE
NOTARY PUBLIC OF NEW JERSEY
Commission # 2406096
My Commission Expires 03/23/2026

Notary Public

My Commission Expires

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/23/22 (date of document).

Jennifer L. Pennell

6/24/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of June, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

