Karen Johnson Davidson County
Batch# 883011 DEEDWARR
07/01/2022 01:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20220701-0076775

Commitment Number: RIN22020525

After Recording, Send To:
Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

This instrument prepared by:
Liberty Title & Escrow
275 West Natick Road, Warwick, RI 02886

New Property Owner/Mail Tax Statements To:

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBERS

GENERAL WARRANTY DEED

Philip L Black, Jr and Patricia A Black, Trustees of the Philip L Black, Jr and Patricia A Black Revocable Living Trust, whose mailing address is 6160 Clifton Oaks Place, Saint Louis, MO 63129, hereinafter grantor, for $500,000.00 (Five Hundred Thousand Dollars and 00/100) in consideration paid grants, with general warranty covenants to **Jami Marie Mitchem and Norman Hunter Mitchem,** (Husband and Wife) , hereinafter grantee, whose tax mailing address is 100 Cedar Place Bend, Nashville, TN 37221, the following real property:

The following described real estate situated, lying and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 17, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140918-0085685, as amended in Instrument No. 20141008-0093372, as corrected in Instrument No. 20141112-0104513, as amended in Instrument No. 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description. SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD. Being the same property as conveyed from Philip Black and Patricia Black,

husband and wife to Philip L. Black, Jr. and Patricia A. Black, Trustee of the Philip L. Black, Jr. and Patricia A. Black Revocable Living Trust, dated April 20, 2020 and recorded on May 04, 2020 in Instrument No. 20200504-0046355, Davidson County records

Tax Parcel No. 114 15 0A017.00

Property Address is: 100 Cedar Place Bend, Nashville, TN 37221-2515

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on JUNE 29, 2022:

Philip L Black Jr. TRUSTEE OF THE PHILIP L. BLACK JR AND PATRICIA A. BLACK REVOCABLE LIVING TRUST
Philip L Black, Jr Trustee of the Philip L Black, Jr and Patricia A Black Revocable Living Trust

Patricia A. Black, Trustee of the Philip L. Black Jr. and Patricia A. Black Revocable Living Trust.
Patricia A Black, Trustee of the Philip L Black, Jr and Patricia A Black Revocable Living

STATE OF MISSOURI
COUNTY OF ST. LOUIS

The foregoing instrument was acknowledged before me on JUNE 29, 2022 by Philip L Black, Jr and Patricia A Black who are personally known to me or have produced DRIVERS LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

LAURINDA HILL
Notary Public - Notary Seal
Jefferson County - State of Missouri
Commission Number 17570300
My Commission Expires Mar 5, 2025

Maximum principal indebtedness for Tennessee recording tax purposes is $500,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of MISSOURI
County of ST. LOUIS

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29 day of JUNE, 2022.

Affiant

Affiant

PHILIP L. BLACK JR.
Print Name

PATRICIA A. BLACK
Print Name

(Seal)

Notary Public

My commission expires:

03-05-2025

LAURINDA HILL
Print Name

LAURINDA HILL
Notary Public - Notary Seal
Jefferson County - State of Missouri
Commission Number 17570300
My Commission Expires Mar 5, 2025

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 6/29/2022 (date of document).

Rebecca Horton
Affiant Signature

6/29/2022
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 29th day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/26/26

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2026