THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440537

Record and Return to
GRIFFIN, CLIFT, EVERTON & MASCHMEYER, PLLC
ATTORNEYS AT LAW
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120
CG 599328

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,585,000.00.

Affiant

Subscribed and sworn to bef
June, 2022.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 884102 DEEDWARR
07/05/2022 11:27:53 AM 2 pgs
Fees: $13.00 Taxes: $5,864.50
20220705-0077289

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. OCT. 19, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Darin Shaffer 6105 Hill Circle Nashville TN 37209	New Owner Darin Shaffer 6105 Hill Circle Nashville TN 37209	Tax Parcel ID No. 103 01 0K 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mitchell Designs, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darin Shaffer**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Single Person

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of 6101 Hill Circle Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 6101 Hill Circle Commons, a Horizontal Property Regime, of record in Instrument No. 20191009-0103428, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Mitchell Designs, LLC, by Quitclaim Deed from Bonnie Mitchell, a married woman, of record in Instrument No. 20170815-0083635, in the Register's Office for Davidson County, Tennessee, dated August 14, 2017 and recorded on August 15, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191009-0103428.

Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Engress and Appurtenances recorded in Instrument No. 20220520-0059040.

This is improved property located at 6105 Hill Circle Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2022.

Mitchell Designs, LLC

Bonnie Thornton Mitchell

By: Bonnie Thornton Mitchell, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Bonnie Thornton Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Member of Mitchell Designs, LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 29th day of June, 2022.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024