THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 915035 DEEDWARR
09/09/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20220909-0101348

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Nathan Hart and Abigail Langham 3262 Anderson Road Nashville, TN 37013	1111 Ozark St. Nashville, TN 37206	150-03-0-103.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Hans Kevin Mitchell, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Nathan Hart and Abigail Langham, tenants in common with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Part of Lot No. 3 on the Plan of Zone Lot Division, Lots 2, 3 & 4, Justin Towne, Section One, of record in Plat Book 5200, Page 473, amending Plat Book 5800, Page 56, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the westerly margin of Anderson Road said point being the common front corner of Lots 2 and 3 on said plan; thence north 61 degrees 46 minutes 3 seconds West 131.32 feet along the common boundary of Lots 2 and 3 to a point which is the common rear corner of said lots; thence North 48 degrees 49 minutes 10 seconds East 50 feet to a point; thence south 35 degrees 19 minutes 23 seconds to a point; thence south 65 degrees 30 minutes 22 seconds east 39.5 feet to a point; thence south 67 degrees 44 minutes 16 seconds east 41.88 feet to a point in the westerly margin of Anderson Road; thence with the margin of said road in a southerly direction 38 feet to the point of beginning.

Being the same property conveyed to Krystal Blouin, unmarried woman, by Warranty Deed from John E. Fonseca, unmarried of record in Instrument number 20161214-0130969, dated December 12, 2016 and recorded on December 14, 2016, Register's Office for Davidson County, Tennessee; being further conveyed to Hans Kevin Mitchell, single man by Warranty Deed from Krystal Blouin, unmarried, of record in Instrument number 20200813-0090470, dated August 12, 2020 and recorded on August 13, 2020, Register's Office for Davidson County, Tennessee.

This is property commonly known as 3262 Anderson Road, Nashville, TN 37013*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 9 **day of September, 2022**:

Hans Kevin Mitchell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hans Kevin Mitchell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of September, 2022:

Notary Public

My Commission Expires: _____

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$200,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 9 DAY OF September, 2022.

Notary Public

My Commission Expires: _____

RAGAN N. VEACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES AUGUST 8TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Ragan Veach, 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 September 9, 2022 (date of document)

Date: September 9, 2022

Ragan Veach
Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 9th Day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026