# WARRANTY DEED

Karen Johnson Davidson County
Batch# 920749 DEEDWARR
09/23/2022 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $20,720.00
20220923-0105804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 7, 2023

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Elise Smith Mitchell & Banford Raye Mitchell | NEW OWNER | |
| (NAME) | (NAME) | |
| 1817 Tyne Blvd | | 145-00-0-116.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, **CHARLES L. IRBY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELISE SMITH MITCHELL AND BANFORD RAYE MITCHELL, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A Tract of Land in Davidson County, Tennessee, Being Tract No. 5 on the Survey by Barge, Waggoner, Sumner, & Cannon, file No. 6956, dated March 1979, and identified at the time of this conveyance as Tax Map 145-0-116, and described as follows:**

**Beginning at a point in the Southwest margin of Tyne Boulevard, said point being the common corner of the tract described herein and Tyne Hill Estates of record in Book 4175, page 27, Register's Office for Davidson County, thence with the common line between same, South 27 degrees 36 minutes West, 822.86 feet to a point, thence North 72 degrees 17 minutes West, 234.89 feet to a point, thence South 61 degrees 44 minutes West, 153.64 feet to an iron pin, thence with the common line with that tract conveyed to Fleming W. Smith, Jr. et ux, by instrument of record in Book 3792, page 76, said Register's office, South 41 degrees 43 minutes West, 247.57 feet to a point in the line of that tract conveyed to J. W. Rowland, Jr et ux, by instrument of record in Book 4575, page 546, said Register's office, thence with the common line of same and this tract North 58 degrees 42 minutes West, 120.00 feet, more or less, to a point, said point being the common Southerly corner of this tract and Tract No. 4 as shown on the same said survey, thence with the common line between said Tracts 5 and 4, North 35 degrees 30 minutes East 1301.32 feet to a point in the Southwest margin of Tyne Boulevard; thence with said margin South 50 degrees 38 minutes East,161.73 feet to a point, thence South 50 degrees 47 minutes East, 163.86 feet to the point of beginning, containing 9.1 acres, more or less, according to said survey.**

**Being the same property conveyed to Charles L. Irby by Warranty deed from Kenneth Sears and wife, Cheryl Sears of record in Instrument No. 20070420-0047605 Register's Office for Davidson County, Tennessee, dated April 19, 2007. Kate M. Irby joins in executing this Warranty Deed to convey any marital interest she may have in said property.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1817 Tyne Blvd, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22nd day of Sept, 2022

Charles L. Irby by Kevin D. Montgomery, Attorney in Fact, Seller

Kate M. Irby by Kevin D. Montgomery, Attorney in Fact, Seller

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of September 2022, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kevin D. Montgomery with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Charles L. Irby (Principal), and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Power of Attorney recorded in Instrument No. 202209230105803 in said Register's Office.

Witness my hand and official seal at office, this 22nd day of Sept. 2022.

CRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: My Commission Expires November 26, 2022

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of September 2022, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kevin D. Montgomery with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Kate M. Irby (Principal), and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Power of Attorney recorded in Instrument No. 202209230105803 in said Register's Office.

Witness my hand and official seal at office, this 22nd day of Sept. 2022.

CRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: My Commission Expires November 26, 2022

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 23rd, 2022 (date of document).

Cindy S. Smith, Affiant

9/23/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 23rd day of September, 2022.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026