Karen Johnson Davidson County
Batch# 929398 DEEDWARR
10/13/2022 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20221013-0112459

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,399,999.00 Affiant Subscribed and sworn to before me, this 11th day of October, 2022. Carmen Coats Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Linda Youngwirth and Babatunde Yerokun 6107 Hill Circle Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 01 0K 002.00

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 **Linda Youngwirth and Babatunde Yerokun, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of 6101 Hill Circle Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 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 of Davidson County, Tennessee, dated August 14, 2017 and recorded on August 15, 2017.

Being part of the same property conveyed to Bonnie Mitchell, by Warranty Deed from B & D Development Group, LLC, of record in Instrument No. 20151020-0106781, in the Register's Office of Davidson County, Tennessee, dated October 16, 2015 and recorded on October 20, 2015.

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 recorded May 20, 2022 in Instrument No. 20220520-0059036.

Notice of Completion recorded May 23, 2022 in Instrument No. 20220523-0059684.

This is improved property located at 6107 Hill Circle Drive, 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 11th day of October, 2022.

Mitchell Designs, LLC

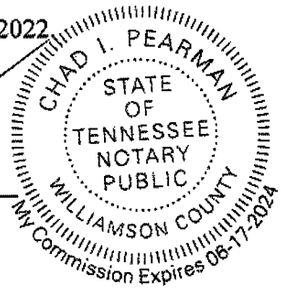
By: Bonnie Thornton Mitchell, Authorized Member

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 himself/herself to be the Authorized Member of Mitchell Designs, LLC, the within named bargainor, and that he/she 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 11th day of October, 2022.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 13, 2022 (date of document).

Affiant Signature

October 13, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023