WARRANTY DEED

Karen Johnson Davidson County
Batch# 964504 DEEDWARR
01/26/2023 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230126-0005826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES:

(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
Alexandra Leigh Cook	CrossCountry Mortgage, LLC	
(NAME)	(NAME)	
506 Glenpark Drive	2160 Superior Ave	120 09 0 068.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Cleveland, OH 44114	
(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, **BARBARA SAGE, AS EXECUTOR OF THE ESTATE OF RAYMOND W. MITCHELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDRA LEIGH COOK, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5A32 on the Plan of Glengarry Park, Section Five-A, as of record in Book 3300, Page 58, Register's Office for said County.

Said Lot fronts 92 feet on the Southeasterly side of Glenpark Drive and runs back 150.2 feet on the Northeasterly line and 152 feet on the Southwesterly line in to a dead line in the rear on which it measures 92 feet.

Being the same property conveyed to Raymond W. Mitchell and wife, Mary C. Mitchell, by Warranty Deed from Joe E. Wootten and wife, Josephine A. Wootten, of record in Book 4570, Page 580, in the Register's Office of Davidson County, Tennessee, dated January 18, 1972 and recorded on January 20, 1972. The said Mary C. Mitchell died on March 27, 2022, leaving Raymond W. Mitchell as surviving tenant by the entirety.The said Raymond W. Mitchell died on November 22,2022, leaving a Last Will and Testament that was probated under Case No. 75PRI-2023-PR-4 in the Probate Court for Rutherford County, Tennessee. Under the aforesaid Will, Barbara Sage was appointed to serve as Executor of the Estate and real property, which includes the subject property to be administered as part of the Probate Estate subject to the control of the Executor with power to sell.

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 506 Glenpark Drive, Nashville, TN 37217
(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 25th day of January, 2023

ESTATE OF RAYMOND W. MITCHELL

BY: x Barbara Sage

BARBARA SAGE, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Barbara Sage with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who acknowledged that he/she is the Executor for the Estate of Raymond W. Mitchell, and who further acknowledged that he/she is authorized to execute the within instrument as Executor of Raymond W. Mitchell said Estate.

Witness my hand and official seal this 25th day of January, 2023.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public

True Copy Certification

I, **Pam Autry,** 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 this the 25th day of January, 2023.

Affiant Signature
Date 01/25/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

