Karen Johnson Davidson County
Batch# 995869 DEEDWARR
04/25/2023 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20230425-0030314

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

CRT File No. 230143455

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2023.

Notary Public
My Commission Expires: 8/10/25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Secret Place Revocable Trust 3617 Richland Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104 09 0 299.00

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 **The Secret Place Revocable Trust dated February 16, 2023**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Resubdivision of Lot 6 Richland Hall Lots 6, 7, 8, 9, 10, 11 and 12 of record in Plat at Instrument No. 20170718-0072022, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitchell Designs LLC, a Tennessee limited liability company, by Warranty Deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170728-0076673, in the Register's Office of Davidson County, Tennessee, dated July 27, 2017 and recorded on July 28, 2017. Also See Scrivener's Affidavit recorded in Instrument No. 20171108-0115049, Register's Office for Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 6 Richland Hall Lots 6, 7, 8, 9, 10, 11 and 12, as recorded in Instrument No. 20170718-0072022.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161122-0123312, as amended at Instrument No. 20181128-0116165.

Covenants, Conditions and Restrictions as set forth in Declaration of Reciprocal Easements and Covenants recorded in Instrument No. 20150803-0076592.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160205-0011276.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20180208-0012644.

Easement recorded in Instrument Nos. 20150619-0059101 and 20150619-0059102.

Encroachment Agreement as set forth in instrument recorded in Instrument No. 20150619-0059105.

This is improved property located at 3617 Richland Avenue Nashville TN 37205

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 24th day of April, 2023.

Mitchell Designs, LLC

By: William J. Mitchell, Manager/Member

Mitchell Designs, LLC

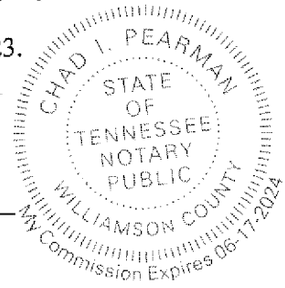
By: Bonnie Thornton Mitchell, Manager/Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared William J. 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 Manager/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 their above-stated capacity.

Witness my hand, at office, this 24th day of April, 2023.

Notary Public
My Commission Expires: _____

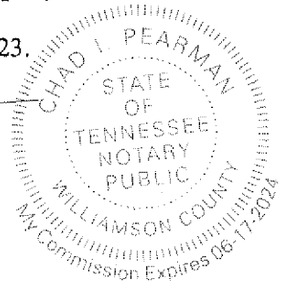


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 Manager/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 their above-stated capacity.

Witness my hand, at office, this 24th day of April, 2023.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 24th day of April, 2023.

K. Thomas Sidwell
Date: 4/24/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of April, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

