Karen Johnson Davidson County
Batch# 996894 DEEDWARR
04/27/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $4,806.30
20230427-0031030

G#36655-5

WARRANTY DEED

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,299,000.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2023.

Notary Public

My commission expires: 6/23/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jarett Perelmutter	**Flagstar Bank, N.A., FSB**	**117-12-0-A-001-00co (Unit 1)**
3510 Richards Street	**Attn: Tax Department** **5151 Corporate Drive, E-166-3**	**117-12-0-A-002.00co (Unit 2)**
Nashville, TN 37215	**Troy, MI 48098-2639**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patsy Cliett Mitchell, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jarett Perelmutter, an unmarried man

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:

Tract I:

LAND in Davidson County, Tennessee, being Unit No. 1, on the Plan of Homes at 3510 Richards Street , a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Homes at 3510 Richards Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220228-0022421 amending Book 10414 Page 47, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 3510 Richards Street, shown on Exhibit "B", to the Amended and Restated Declaration of record in Instrument No. 20220228-0022421, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

This is improved property known as: **3510 Richards Street, Nashville, TN 37215.**

Tract II:

LAND in Davidson County, Tennessee, being Unit No. 2, on the Plan of Homes at 3510 Richards Street , a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Homes at 3510 Richards Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220228-0022421 amending Book 10414 Page 47, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 3510 Richards Street, shown on Exhibit "B", to the Amended and Restated Declaration of record in Instrument No. 20220228-0022421, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

This is unimproved property known as: **3508 Richards Street, Nashville, TN 37215.**

BEING part of the same property conveyed to Harold D. Mitchell and wife, Patsy S. Mitchell by Deed dated May 21, 1968, from William Everett Hunt and wife, Betty Owens Hunt of record in Book 4237 Page 217 and further conveyed to The Harold Dean Mitchell Revocable Living Trust dated October 7, 1999, by Quitclaim Deed dated January 24, 2000, from Harold D. Mitchell and wife, Patsy S. Mitchell of record in Instrument No. 200001250008096 and further conveyed to Harold Dean Mitchell and wife, Patsy Cliett Mitchell by Quitclaim Deed dated December 1, 2011, from Harold Dean Mitchell, Trustee under The Harold Dean Mitchell Revocable Living Trust dated October 7, 1999, of record in Instrument No. 20111208-0096051, Register's Office for Davidson County, Tennessee. The said Harold Dean Mitchell having died on December 16, 2016, leaving Patsy Cliett Mitchell as the surviving tenant by the entirety.

Harold Dean Mitchell being one and the same person as Harold D. Mitchell.

Patsy Cliett Mitchell being one and the same person as Patsy S. Mitchell.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as set out on Exhibit "B" to the Declaration as shown in Instrument No. 20220228-0022421, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Amended and Restated Declaration of Covenants, Conditions and Restrictions of Homes at 3510 Richards Street, a Horizontal Property Regime with Private Elements, and with By-Laws and Charter of Homes at 3510 Richards Street Homeowner's Association, Inc., appended thereto, of record in Instrument No. 20220228-0022421, Register's Office for Davidson County, Tennessee.

3) Subject to an Easement for access, occupancy and possession as set out in the Deed of record in Book 10183, Page 320, and as corrected in Book 10983, Page 435, said Register's Office.

4) Agreement to maintain joint privacy fence of record in Book 10214, Page 286, said Register's Office.

5) Subject to the Master Deed for Big Oak Condominiums, of record in Book 10414, Page 47, said Register's Office.

6) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

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 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/our hand(s) this **25th** day of **April, 2023.**

Patsy Cliett Mitchell

Patsy Cliett Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patsy Cliett Mitchell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2023.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Certificate of Authenticity

I, Kate 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

4/25/23.
Date

Affiant Signature

4/25/23
Date

State of TN

County of Rutherford

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

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY