Karen Johnson Davidson County
Batch# 999398 DEEDWARR
05/03/2023 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,206.20
20230503-0032970

Prepared By: The Tennessee Law Center, PLLC 902 S Cooper Street Memphis, TN 38104 (901)545-5225	**Valuation Affidavit**: I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $326,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Affiant Subscribed and sworn to before me this May 2, 2023. Notary Public Comm. Exp: 4-12-2025

SARAH KATHERINE A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Owner Name and Address:	Property Address:	Send Tax Bills To:
Gwendolyn G. Mizell Steven C. Mizell 800 S Hanley Rd. Apt. 8D Saint Louis, MO 63105	2407 8th Ave. S. #308 Nashville, TN 37204	Gwendolyn G. Mizell Steven C. Mizell 800 S Hanley Rd. Apt. 8D Saint Louis, MO 63105

Tax Parcel ID Number: 118-021K-308.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Bobby D. Locke, Jr. and Kathy I. Locke, Co- Trustees of the Bobby D. Locke Jr. and Kathy I. Locke Revocable Trust dated December 27, 2007 ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto Steven Mizell and Gwendolyn Mizell, Trustees of the Steven Mizell Revocable Trust dated November 12, 2020 & Gwendolyn Mizell and Steven Mizell, Trustees of the Gwendolyn Mizell Revocable Trust dated November 12, 2020 ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances shown on Exhibit "A" attached hereto; (2) zoning; (3) setback requirements and general utility, sewer, and drainage

easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective May 2, 2023.

Bobby D. Locke, Jr., and Kathy I. Locke Revocable Trust dated December 27, 2007

BY: Bobby D. Locke Jr. Co-Trustee
Bobby D. Locke, Jr., Co-Trustee

BY: Kathy I Locke Co-Trustee
Kathy I. Locke, Co-Trustee

STATE OF MISSISSIPPI
COUNTY OF Madison

Before me, the undersigned Notary Public, of the State and County aforementioned, personally appeared Bobby D. Locke, Jr. and Kathy I. Locke, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Co-Trustees of the Bobby D. Locke, Jr. and Kathy I. Locke Revocable Trust dated and December 27, 2007, the within named bargainor, and that such persons, as Co-Trustees of the Bobby D. Locke, Jr. and Kathy I. Locke Revocable Trust dated and December 27, 2007, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28th day of April, 2023 .

Angel Dodge
Notary Public

My Commission Expires: Oct. 10, 2024

(SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 89957 ANGEL GOODEN Commission Expires Oct. 10, 2024 MADISON COUNTY

Return To:
The Tennessee Law Center, PLLC
902 S Cooper Street
Memphis, TN 38104

EXHIBIT "A" TO WARRANTY DEED

Grantor:	Bobby D. Locke, Jr. and Kathy I. Locke, Co- Trustees of the Bobby D. Locke Jr. and Kathy I. Locke Revocable Trust dated December 27, 2007
Grantee:	Steven Mizell and Gwendolyn Mizell, Trustees of the Steven Mizell Revocable Trust dated November 12, 2020 & Gwendolyn Mizell and Steven Mizell, Trustees of the Gwendolyn Mizell Revocable Trust dated November 12, 2020
Property Address:	2407 8th Ave. S. #308, Nashville, TN 37204
Tax Parcel ID:	118-021K-308.00

The following described property being situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Unit 308, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee,

Being the same property conveyed to Bobby D. Locke Jr and Kathy I. Locke , Co- Trustees of the Bobby D. Locke Jr. and Kathy I. Locke Revocable Trust dated December 27, 2007 by Quit Claim Deed of record at Instrument No. 202101220010135, in the Register's Office of Davidson County, Tennessee.

Grantors herein re-affirm the statements made in the Certificate of Trust of record at Instrument No. 201709150094434, to be true and correct as of the date hereof, in said Register's Office of Davidson County, Tennessee.

Permitted encumbrances:

Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-Use Condominium, the property, co-owners and tenants, the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit, all in said Register's Office.

Tennessee Certification of Electronic Document

I, Amanda Reves, 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 May 2 2023 (date of document).

Affiant Signature

May 3, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 3rd day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES:04/06/2025

NOTARY'S SEAL



Prepared for Recording By & Return To:
Tennessee Law Center, PLLC
902 S Cooper Street
Memphis, TN 38104
(901) 545-5225