WARRANTY DEED

Karen Johnson Davidson County
Batch# 1006911 **DEEDWARR**
05/24/2023 09 41 28 AM 2 pgs
Fees $13 00 Taxes $1,979 50

20230524-0039002

MJ-BR-23-935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 7-3-23

(AFFIX SEAL)

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER(S)
Richard N. Mitchell	~~NEW OWNER~~ CapStar Bank	
(NAME)	(NAME)	
935 Phillips St	2002 Richard Jones Rd. Ste 300A	**081-16-0-676 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AQUILA PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD N. MITCHELL, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being part of Lot No 180 on the Plan of Judge John McNairy's Mansion House Tract, of record on the front fly leaf of Book No 9, Register's Office for Davidson County, Tennessee and described as follows Beginning in the Southern margin of Phillips Street at a point 65 feet Easterly from the Easterly margin of Tenth Avenue North and running thence Southerly at right angles to Phillips Street and parallel with Tenth Avenue North 127 feet, more or less, to the Northerly margin of an alley, thence with the margin of the same Eastwardly 42 5 feet to a point; thence Northwardly and parallel with the first line 129 feet, more or less, to the Southerly margin of Phillips Street, thence with the margin of the same Westwardly 42.5 feet to the beginning.

Being the same property conveyed to A J. Harper Properties, LLC and Andrew Kraeger, Jr. by Warranty Deed from Gregory Hardeman, dated March 8, 2012, filed for record on March 9, 2012 in Instrument No 20120309-0020650, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Aquila Properties, LLC, by Quitclaim Deed from A J. Harper Properties, LLC and Andrew Kraeger, Jr , dated March 8, 2013 and recorded March 11, 2013 in Instrument No. 20130311-0023758, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **935 Phillips St, Nashville, Tennessee 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF MAY, 2023

Aquila Properties, LLC

BY _____
Davina Kraeger
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVINA KRAEGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of AQUILA PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 23rd of May, 2023

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212