RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1011695 DEEDWARR
06/06/2023 10 08 00 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20230606-0042787

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-2242

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of June, 2023

Notary Public

Commission Expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BOX 10-A

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ting-Fang Lee and Jiun-Nan Chen 2325 Elliston Place, Unit 209 Nashville, TN 37203	New Owner	092 15 0A 209.00

WARRANTY DEED

FOR AND IN 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/WE,

Robert E. Mitchell and Barbara J. Mitchell, Co-Trustees of The Robert E. Mitchell and Barbara J. Mitchell Revocable Trust dated May 6, 2019

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ting-Fang Lee and Jiun-Nan Chen, wife and husband

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:

Land in Davidson County, Tennessee, being all of Unit No. 209 of Elliston Place Quarters, as described in Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters of record in Book 6657, Page 72, as amended in Book 7232, Page 259, Register's Office of Davidson County, Tennessee, together with an undivided 1/48th divided interest in the common elements as described in said Master Deed.

BEING a portion of the same property conveyed by Deed by Administrator from Robert E. Mitchell, Administrator for the Estate of Carl E. Mitchell to Robert E. Mitchell and spouse, Barbara J. Mitchell, recorded January 19, 2006, as Instrument No. 20060119-0007271 in Davidson County, Tennessee Register of Deeds.

BEING a portion of the same property conveyed by Quitclaim Deed from Robert Edward Mitchell and wife, Barbara Jean Mitchell to Robert E. Mitchell and Barbara J Mitchell, Co-Trustees of the Robert E Mitchell and Barbara J Mitchell Revocable Trust u/a dated May 6, 2019, recorded May 13, 2019, as Instrument No. 20190513-0044549 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2325 Elliston Place, Unit 209, Nashville, TN 37203

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 so 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.

Dated this the 2nd day of June, 2023.

The Robert E. Mitchell and Barbara J. Mitchell Revocable Trust dated May 6, 2019

By: _____
Robert E. Mitchell, Co-Trustee

By: _____
Barbara J Mitchell, Co-Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert E. Mitchell and Barbara J. Mitchell, Co-Trustees of The Robert E. Mitchell and Barbara J. Mitchell Revocable Trust dated May 6, 2019** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 2nd day of June, 2023.

_____
Notary Public
My Commission Expires: 2/17/27

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY