BOX 10-A

WARRANTY DEED

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

Karen Johnson Davidson County
Batch# 1019466 DEEDWARR
06/27/2023 01 08 45 PM 2 pgs
Fees $13 00 Taxes $1,332 00

20230627-0048832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MT REI, LLC	**NEW OWNER**	
(NAME) 119A Rams Ave	(NAME)	082 03 0 444 00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ANTONIO MITCHELL, CONSERVATOR OF CLIFTON A. MITCHELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MT REI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 7 and the Northerly half of Lot No. 6 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.

SAID Lot No. 7 and one-half of Lot No. 6 front together 46.5 feet on the Easterly side of Lischey Avenue (formerly North 4th Street) and extends back between parallel lines 170 feet more or less, Field measurement, to an alley.

Being the same property conveyed to Clifton A. Mitchell, et ux Margaret Ann Mitchell by Warranty Deed from Harry E. Volz, a single man, of record in Book 3709, Page 175, in the Register's Office of Davidson County, Tennessee, dated April 17, 1964 and recorded on April 20, 1964, in the Register's Office of Davidson County, Tennessee. The said Margaret Ann Mitchell died on May 21, 2018, leaving Clifton A. Mitchell as surviving Tenant by the entirety.

Antonio Mitchell is the conservator of Clifton A. Mitchell under Docket No. 23P510, in the Seventh Circuit Court of Davidson County , Tennessee Probate Division. Order dated June 7,2023, by court approved PSA dated May 18,2023 and approved the conservator to convey the property pursuant to the terms thereof.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1107 Lischey Ave , Nashville, TN 37207
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

Witness my hand this 26 day of June, 2023

ANTONIO MITCHELL, CONSERVATOR OF CLIFTON A MITCHELL

BY Antonio Mitchell

ANTONIO MITCHELL, CONSERVATOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, duly commissioned and qualified, Antonio Mitchell, Conservator of Clifton A. Mitchell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 26 day of June, 2023

Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public