Karen Johnson Davidson County
Batch# 1037307 DEEDWARR
08/11/2023 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230811-0062470

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF WILIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

April M. Wideman
Affiant

Subscribed and sworn to before me this 10th day of August, 2023.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2023-288

Address of New Owner:	Send Tax Bills to:	Tax Information:
Douglas Lee Mitchell & Christina Lynn Mitchell	New Owners	
14 Noja Trail		117-11-0J-320.00
Canton, CT 06019		

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, we

Robert Holmes, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Douglas Lee Mitchell and Christina Lynn Mitchell, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 320 of The Hillmont Condominiums, a Horizontal Property Regime with Private Elements, established pursuant to the Master Deed establishing The Hillmont Condominiums, a Horizontal Property Regime, of record in Instrument No. 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Robert Holmes by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20220429-0049825, Register's Office for Davidson, Tennessee, dated April 15, 2022 and recorded on April 29, 2022.

Subject property is neither the principal residence of the Grantor, his spouse, nor any of his dependents.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2025 Woodmont Boulevard, Apt. 320, Nashville, TN 37215.**

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 our hands this 10th day of August, 2023.

Robert Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Holmes, 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 at Nashville, Tennessee, this 10th day of August, 2023.

Notary Public – April D. Wideman
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/10/2023.

D. Shayne Adair

8/11/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11 **day of** August, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026