Karen Johnson Davidson County
Batch# 1045735 DEEDWARR
09/05/2023 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,600.25
20230905-0069084

WARRANTY DEED ***This instrument prepared by***: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3466796 ***Return to:*** Tract Title, LLC 4101 Charlotte Avenue, Suite F186 Nashville, TN 37209 Attn: Madelyn Reynolds MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value for this transfer, whichever is greater, is $432,500.00. Affiant Subscribed and sworn to me, this the 1st day of September, 2023. Notary Public My commission expires:
Property Address: 2426 - 24th Avenue North Nashville, TN 37208	**Parcel ID:** 081-02-2H-002.00-CO
Property owner: Sarah Elizabeth Thomas & Andrew Murray Mitchell, Jr. 2426 – 24th Avenue, North Nashville, TN 37208	**Mail tax bills to:** NEW OWNER

THIS INDENTURE is made effective the 1st day of September, 2023, by **Austin Downs Edelen and Olivia Edelen, husband and wife,** First Party, for the purpose of conveying the premises described herein to **Sarah Elizabeth Thomas, an unmarried woman, and Andrew Murray Mitchell, Jr., an unmarried man,** as tenants-in-common with rights of survivorship, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Unit 2 of 2426 24th, a Horizontal Property Regime with Private Elements established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for 2426 24th, of record at Instrument No. 20171114-0116737, Register's Office of Davidson County, Tennessee.

Being the the same property conveyed to Austin Downs Edelen, a single man, and Olivia Rebella, a single woman, as joint tenants with right of survivorship by Warranty Deed dated December 4, 2020 from Dawkins Contracting, LLC, recorded December 8, 2020 at Instrument No. 20201208-0142430, Register's Office for Davidson County, Tennessee.

Olivia Edelen is one and the same person and formally known as Olivia Rebella.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20170705-0067462 and in Book 161, Page 19; the premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 2426 24th, of record at Instrument No. 20171114-0116737, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 23 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Austin Edelen

Austin Downs Edelen

Olivia Edelen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Austin Downs Edelen**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in DAVIDSON County, this the 10 day of JULY, 2023.

NOTARY PUBLIC

My Commission Expires: 5/9/26

Christine Lynn Locke
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Olivia Edelen**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 12th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: 3-6-2024

LOIS L. SLACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 12, 2023.

Affiant Signature

7/12/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12 day of July, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY