Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1M-TAC-23-3225

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is ~~$469,000.00~~ $450,000.00

Affiant

Subscribed and sworn before me this the 14th day of September, 2023.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 1051771 DEEDWARR
09/19/2023 01:21:33 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20230919-0073623

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Melissa Carole Mitchell	CapStar Bank	133-02-0 147.00
3225 Kinross Ave	2002 Richard Jones Rd Ste 300A	
Nashville, TN 37211	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRAHAM SHELTON BECHLER AND CORI BECHLER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MELISSA CAROLE MITCHELL, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the plat of Airdrie Subdivision "A" as of record in Book 547, Page 10, Registers Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the northerly side of Mill Creek Valley Road and runs back between parallel lines with the west margin of Kinross Avenue 169 feet to an alley. Said alley has been closed by Instrument of record In Book 3099, Page 21, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESS EXCLUDED THEREFROM is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from T.R. Polly and wife, Sally Payne Polly, of record in Book 4347, Page 569, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plat of Airdrie Subdivision "A" as of record in Book 547, Page 10, Register's Office for Davidson County, Tennessee.

Beginning at a point where the present northerly margin of Antioch Pike intersects the present westerly margin of Kinross Avenue; thence northwardly 20.13 feet along the present west margin of Kinross Avenue to the beginning of a curve that has a 25 foot radius; thence southwesterly 23.78 feet along said curve on the new relocated northerly margin of Antioch Pike to a point on the present North margin of Antioch Pike; thence north 89 deg. 10' east 10.58 feet along the present north margin of Antioch Pike to the point of beginning and containing 106 square feet.

Being the same property conveyed to Graham Shelton Bechler and Cori Bechler, husband and wife, by deed dated 08/23/2016, from Deborah S. Shephard nka Deborah S. Baker, of record in Instrument No. 20160830-0090707, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3225 Kinross Ave, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 14th day of September, 2023.

Graham Shelton Bechler

Cori Bechler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Graham Shelton Bechler and Cori Bechler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2023.

My commission expires:

7/9/2024

Notary Public

