THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945911**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,765,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2023. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1067046 DEEDWARR
11/01/2023 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $6,530.50
20231101-0085426

WARRANTY DEED

Address New Owner: Lauren Mitchell and Trevor Mitchell 3810 Sugartree Place Nashville TN 37215	Send Tax Bills To: JP Morgan Chase Bank, N.A. 700 Kansas Lane Monroe, LA 71203	Tax Information: Tax Parcel ID No. 117-09-0-099.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jared Smith and Ashley Smith, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lauren Mitchell and Trevor Mitchell, a married couple**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 75, as shown on the map entitled Woodmont Estates Number 2, of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JARED SMITH AND ASHLEY SMITH, HUSBAND AND WIFE, by deed from JOSE MIGUEL APARICIO AND BARBARA MATHILDA APARICIO, of record in Instrument No. 20120712-0061340 , dated October 25, 2011 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-09-0-099.00.

Matters shown on the Plan of record in Plat Book 1130, page 99, said Register's Office.
Judgment in favor of Village Property Management, of record in Instrument No. 20190808-0078989, said Register's Office. (Laura Mitchell aka Lauren Mitchell)

This is improved property located at 3810 Sugartree Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2023.

Jared Smith

Ashley Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jared Smith and Ashley Smith, 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, at office, this 31st day of October, 2023.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 31 day of October, 2023.

Affiant Signature

Date 10-31-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024