Karen Johnson Davidson County
Batch# 1073329 DEEDWARR
11/20/2023 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20231120-0090021

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
East Labrador Properties, LLC	New Owner	071-07-0-204
(NAME) 1516 B Corder Dr.	(NAME) 1516 B. Corder Dr.	
(ADDRESS) Nashville TN 37206	(ADDRESS) Nashville TN 37206	
(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, WE,

BENJAMIN S. MITCHELL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EAST LABRADOR PROPERTIES, 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 the west 50 feet of Lot Number 10 on the Map of Trinity Heights as of record in Book 332, Page 4, Register's Office for said County.

Said part of Lot Number 10 fronts 50 feet on the southerly side of Trinity Lane and extends back 170.8 feet on the east line and 169.5 feet on the west line to a dead line in the rear measuring 50 feet thereon.

Included, but expressly excluded from the above conveyance is that portion which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8333, page 861, said Register's Office.

Being the same property conveyed to Benjamin S. Mitchell by Deed dated May 18, 2010 from Fannie Mae A/K/A Federal National Mortgage Association, recorded May 24, 2010, in Instrument Number 20100524-0039839, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 324 East Trinity Lane, Nashville, TN 37207

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/our hand(s) this 17th day of November, 2023

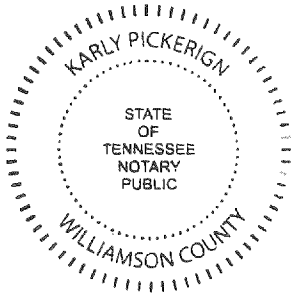
Benjamin S. Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of November, 2023, before me personally appeared Benjamin S. Mitchell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of November, 2023.

Notary Signature
My commission expires: 9/21/25



LT&E File #20582

I, J. Trent Lehman, 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 11/7/23 (date of document).

Affiant Signature

11/7/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY