Karen Johnson Davidson County
Batch# 1077743 DEEDWARR
12/04/2023 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20231204-0093278

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/8/24 (AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

L-BR-23-2301

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Davidson Mitchell, Laura Gleaves Mitchell and Mary Frances Rudy	**Laura Mitchell**	
(NAME)	(NAME)	**062-09-0-067.00**
2301 Pennington Bend Rd.	**2517 Miami Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN CASS KIDWELL AND MARTHA ELIZABETH KIDWELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN DAVIDSON MITCHELL, LAURA GLEAVES MITCHELL AND MARY FRANCES RUDY, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the Davidson County, Tennessee, and is described as follows:

Being Lots No. 24 and 25 on the Map of River View Subdivision, as of record in Plat Book 547, pages 93, 94, and 95, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 24 fronts 50 feet on the Westerly side of Riverview Avenue now know as Pennington Bend Road and runs back 160 feet on the Southerly line and 165 feet on the Northerly line to the low water mark of the Cumberland River measuring 49.8 feet thereon.

Said Lot No. 25 fronts 50 feet on the Westerly side of Riverview Avenue, now known as Pennington Bend Road and runs back 165 feet on the Southerly line and 170 feet on the Northerly line to the low water mark of the Cumberland River measuring 49.9 feet thereon.

Being the same property conveyed to Jonathan Cass Kidwell and Martha Elizabeth Kidwell, husband and wife by Warranty deed from James R. Coleman and Teresa L. Coleman, husband and wife of record in Instrument No. 20170221-0017002 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 21, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 93 through 95, inclusive, Register's Office for Davidson County, Tennessee.
- Flowage Easements of record in Book 2200, Page 399, 507 and 519; Book 2196, Pages 61, 67, 287, 291 and 295, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes and Appurtenances of record in Instrument Number 20190711-0067835, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 972, Page 366; Book 1142, Page 152 and Book 2201, Page 388, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2301 Pennington Bend Rd., Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF NOVEMBER, 2023.

Jonathan Cass Kidwell

Martha Elizabeth Kidwell

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, by audio-video communication, the undersigned, a Notary Public in and for said County and State, JONATHAN CASS KIDWELL, the within named bargainor, 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 official seal, this the 21st of November, 2023.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA ELIZABETH KIDWELL, the within named bargainor, 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 official seal, this the 21st of November, 2023.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

I, Dawn Martin, 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 November 21st, 2023 (date of document).

Dawn Martin

Affiant Signature

Date December 4, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of December, 2023.

Schapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

