Name and Address of New Owner:
Mitchell SFR LLC
PO Box 1778
Higley, AZ 85236

Karen Johnson Davidson County
Batch# 1087679 DEEDWARR
01/02/2024 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $807.52
20240102-0000282

Send Tax Bills To:
Mitchell SFR LLC
PO Box 1778
Higley, AZ 85236

This Instrument Prepared By:
Lauren Williams
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 150-03-0-273.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen L. Nesbitt, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mitchell SFR LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Certain Tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 103A on the Plan of Zone Lot Division Lots 102 and 103, Chelsea of Priest Lake, Section Two-B, as of record in Plat Book 6250, Page 449, amended in Plat Book 6250, Page 947 Register's Office of said County, to which reference is made for a more complete description.

Being the same property conveyed from Jessica Smith, unmarried to Stephen L. Nesbitt, unmarried by Warranty Deed dated April 13, 2006 and recorded on April 18, 2006 as Instrument No. 20060418-0043918 of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded , Page [under Instrument No. 20060418-0043918] in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th of December, 2023

(SEAL)
Stephen L. Nesbitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of January, 2024, before me personally appeared Stephen L. Nesbitt, 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 2nd day of January, 2024.

Notary Signature
My commission expires: 11-08-2027

JACOB BENDECK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2027
DAVIDSON COUNTY

## AFFIDAVIT OF VALUE

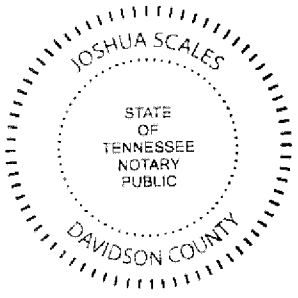
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $218,248.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of December, 2023.

Notary Signature
My commission expires: Sept. 8, 2025



Property Address: 2910 Sheana Way, Nashville, TN 37013

# Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 December 20, 2023.

Steve Berneman

Date: 20th day of December, 2023

State of Tennessee
County of Davidson

Sworn and subscribed before me on 20th day of December, 2023 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025




File No.: 2023-3531-TN