(5)

WARRANTY DEED

Karen Johnson
Batch # 1108945
03/08/2024 10:21:49 AM
Fees: $23.00 Taxes: $2,146.00

Davidson County
DEEDWARR
4 pgs

20240308-0016235

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2024.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dane Anthony Fornero	SWBC Mortgage Corp.	P/O 178-00-0-003.01
(NAME)	(NAME)	
9695 Highway 96	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78216	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Charlie B. Mitchell, Jr., Trustee of the Mitchell Family Trust dated December 20, 2022**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dane Anthony Fornero, unmarried man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in the 35th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 02-07-24, File Number 3-396, as follows:

Beginning at an existing iron rod at a pipe on the west margin of Highway 96 being the southeast corner of Charlie B. Mitchell, Jr. (Instr: 20040716-0085154) located approximately 1,983 feet south of the intersection of Highway 100 and having a Tennessee State Plane Coordinate of N:612762.7382, E:1664260.8909;

Thence with the west margin of Highway 96

SOUTH 03 DEGREES 02 MINUTES 56 SECONDS EAST a distance of 160.80 feet to an existing iron rod;

Thence leaving said margin and with the north line of Mitchell Family Trust (Instr: 20230410.-0026112) NORTH 82 DEGREES 58 MINUTES 12 SECONDS WEST a distance of 288.87 feet to an existing tall pipe;

Thence with a new line and severing the property of Mitchell Family Trust (Instr: 20210409-0047442) NORTH 81 DEGREES 51 MINUTES 26 SECONDS WEST a distance of 538.93 feet to a set iron rod having a TSPC of N:612713.8678, E:1663449.2683;

Thence SOUTH 04 DEGREES 51 MINUTES 53 SECONDS WEST a distance of 304.70 feet to an existing iron rod capped "Birdwell 1797";

Thence with the west line of William Billips (Instr: 20220103-0000452)

SOUTH 04 DEGREES 22 MINUTES 09 SECONDS WEST a distance of 406.83 feet to an existing iron rod capped "Birdwell 1797";

Thence with the common line of Scott Tripp (Instr: 20200826-0096725)

SOUTH 57 DEGREES 19 MINUTES 18 SECONDS WEST a distance of 91.55 feet to an existing iron rod;

Thence SOUTH 69 DEGREES 21 MINUTES 57 SECONDS WEST a distance of 51.39 feet to a set iron rod capped "Chandler" and having a TSPC of N:11937.0707, E:1663267.2662;

Thence with a new line and severing the property of Mitchell Family Trust (Instr: 20210409-0047442) NORTH 04 DEGREES 34 MINUTES 49 SECONDS EAST a distance of 906.70 feet to a set iron rod at the base of a 20 inch cedar tree and having a TSPC of N:612840.8716, E:1663339.6699;

Thence SOUTH 87 DEGREES 10 MINUTES 32 SECONDS EAST a distance of 288.88 feet to an existing iron rod at the base of a stump;

Thence with the common line of Charlie B. Mitchell, Jr. (Instr: 20040716-0085154) SOUTH 87 DEGREES 28 MINUTES 08 SECONDS EAST a distance of 86.57 feet;

Thence SOUTH 84 DEGREES 43 MINUTES 29 SECONDS EAST a distance of 301.30 feet to an existing iron rod;

Thence SOUTH 82 DEGREES 30 MINUTES 31 SECONDS EAST a distance of 248.30 feet to an existing iron rod at a pipe which is the point of beginning,

having an area of 225358.08 square feet, 5.17 acres.

Being part of the same property conveyed to CHARLIE B. MITCHELL, JR., by deed from JOHNNY WAYNE GROVES AND KIMBERLY ANN GROVES, A MARRIED COUPLE, of record as Instrument No. 20210409-0047442, dated April 8, 2021, Register's Office for Davidson County, Tennessee.

CHARLIE B. MITCHELL, JR. further conveyed said property to CHARLIE B. MITCHELL, JR., TRUSTEE OF THE MITCHELL FAMILY TRUST DATED DECEMBER 20, 2022, by Quitclaim Deed of record as Instrument No. 20230410-0026112, dated December 30, 2022, said Register's Office. See Certification of Trust of record in Instrument No. 20240308-0016231, said Register's Office.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 9695 Highway 96, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 6th day of March, 2024.

Mitchell Family Trust dated December 20, 2022

By: _____
Charlie B. Mitchell, Jr., Trustee

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charlie B. Mitchell, Jr., Trustee of the Mitchell Family Trust dated December 20, 2022 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 6th day of March, 2024.

_____
Notary Public:

My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
~~Stewart Title Company Tennessee Division~~
~~216 Centerview Drive, Suite 360~~
~~Brentwood, TN 37027~~
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

File No.: 2227049
Warranty Deed TN