Karen Johnson
Batch # 1111951
03/18/2024 10:07 AM
Fees: $18.00 Taxes: $3,182.00

Davidson County
DEEDWARR
3 pgs

20240318-0018411

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-BR-24-7725

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $860,000.00

Affiant

Subscribed and sworn to before me this 13th day of March, 2024.

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mary Combs and Joseph D. Combs, Jr. 7725 Indian Springs Drive Nashville, TN 37221	Same as New Owner	128-09-0-034.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Curtis Scott Mitchell and Clifton Mark Mitchell, Co-Executors of Estate of Albert D. Mitchell** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mary Combs and Joseph D. Combs, Jr., wife and husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 43 on the Plan of B.V. 1776 Estates, as of record in Plat Book 5050 Page 76, amended in Book 5294 Page 558 and Book 6036 Page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Albert D. Mitchell and wife, Wanda C. Mitchell by deed from Gail Pigg, Trustee of record in Book 5208 Page 710, Register's Office for Davidson County, Tennessee, and dated October 11, 1977. Wanda "Gale" Curtis Mitchell died on July 17, 2023, leaving Albert D. Mitchell as sole surviving tenant. Albert D. Mitchell died testate on January 10, 2024. His will being duly probated in File No. 24P-226 in the Davidson County, Tennessee Probate Court.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of B.V. 1776 Estates of record in Plat Book 5050 Page 76 amended in Book 5294 Page 558 and Book 6036 Page 62 Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Public Utilities Easement of record in Book 10232 Page 319 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded in Book 5172, Page 237 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 7725 Indian Springs Drive, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 13th day of March, 2024.

Estate of Albert D. Mitchell

By: _____
Curtis Scott Mitchell, Co-Executor

By: _____
Clifton Mark Mitchell, Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Curtis Scott Mitchell and Clifton Mark Mitchell, with whom I am personally acquainted, and who acknowledged himself to be the Co-Executors of the Estate of Albert D. Mitchell, the within named bargainor, and as such Co-Executors being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Estate of Albert D. Mitchell.

Witness my hand, at office, this 13 day of March, 2024.

Notary Public

My Commission expires: 2/7/27

