THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347111** Karen Johnson Davidson County Batch# 1120644 DEEDWARR 04/09/2024 08:54:30 AM 3 pgs Fees: $18.00 Taxes: $1,180.30 20240409-0024988	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $319,000.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2024. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2024

WARRANTY DEED

Address New Owner: Brooklynn Mitchell 813 River Run Clarksville, TN 37043	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Ste 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 117-03-0A-101.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelli Rehfield, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooklynn Mitchell, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A101, on the Horizontal Property Regime for VERSAILLES APARTMENTS, as recorded in the Master Deed of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5667, Page 375, further amended in Book 7770, Page 955 and in Book 8434, Page 719 and as shown on the plan of record in Book 5050, Page 80 as corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to KELLI REHFIELD, by deed from AMY D. DIXON AND EDWARD B. DIXON, WIFE AND HUSBAND, of record in Instrument No. 20190607-0054639, dated June 6, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-03-0A-101.00 CO.

Master Deed of record in Book 5169, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, further amended in Book 7770, page 955 and in Book 8434, page 719 , said Register's Office.

Matters shown on the Plan of record in Book 5050, page 80 as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, said Register's Office.

Grant of Easement of record in Instrument No. 20171127-0120858, said Register's Office. Rights of others in and to party walls.

This is improved property located at 3000 Hillsboro Pike, Unit 101 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2024.

Kelli Rehfield

Kelli Rehfield

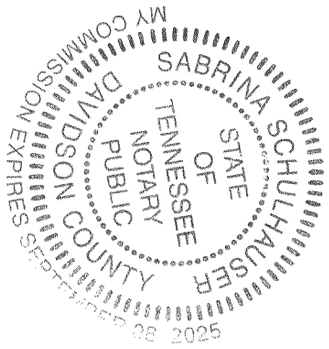
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelli Rehfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2024.

Notary Public

My Commission Expires: 9·8·25



True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of April, 2024.

Affiant Signature
Date 4-8-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024