Name and Address of New Owner:
Tracy Cherita Spence and Kennedy Winrow

Send Tax Bills To:

Karen Johnson Davidson County
Batch# 1122836 DEEDWARR
04/15/2024 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20240415-0026701

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 094-12-0-022.00

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, **Anthony D. Mitchell and wife, Ashley Kaelin Mitchell (who obtained title as Ashley Kaelin, an unmarried woman, and Anthony D. Mitchell, an unmarried man, as tenants in common with right of survivorship)** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TRACY CHERITA SPENCE, UNMARRIED WOMAN, and KENNEDY STEPHEN DEWITT WINROW, UNMARRIED MAN,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Reserved Parcel C, Tulip Hill Drive, now known as Lot No. 42, on the Plan of Clover Nook, of record in Book 2900, page 51, as amended in instrument #20070731-0090888, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashley Kaelin, an unmarried woman, and Anthony D. Mitchell, an unmarried man, as tenants in common with right of survivorship, from Michael D. Lee by Warranty Deed dated December 31, 2020 and recorded January 5, 2021 in Instrument #20210105-0001332, said Register's Office.

The said Ashley Kaelin is now married to Anthony D. Mitchell and known as Ashley Kaelin Mitchell.

Property more commonly known as 251 Tulip Hill Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of April, 2024.

_____(SEAL)
Anthony D. Mitchell

_____(SEAL)
Ashley Kaelin Mitchell

STATE OF TENNESSEE
COUNTY OF Wilson

On this 12th day of April, 2024, before me personally appeared Anthony D. Mitchell and Ashley Kaelin Mitchell, 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 12th day of April, 2024.

_____
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
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 $215,000.00, 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 WILLIAMSON

Sworn to and subscribed before me this 12th day of April, 2024.

_____
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on April 12, 2024.

John Cobb Rochford

April 12, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on April 12, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025