THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1130776 DEEDWARR
05/03/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20240503-0032779

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Anne Riedlinger and Adam Petralli 2926 Primrose Circle Nashville, TN 37212	Anne Riedlinger and Adam Petralli 2926 Primrose Circle Nashville, TN 37212	117-08-0-006

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott Anthony Mitchell, Jr and Grace Waller Mitchell, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Anne Riedlinger and Adam Petralli, wife and husband**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2926 Primrose Circle, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 12, BLOCK B BELMONT TERRACE ANNEX NO. 4, as shown on plat of record in Plat Book 974, Page 97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Derivation: This being the identical property conveyed to Scott A. Mitchell, Jr. by deed of 2926 Primrose LLC dated August 1, 2017 and recorded August 2, 2017 in Instrument 20170802-0078891in the Office of the Davidson County Register of Deeds.

This conveyance is subject to all restrictions, easements and planning documents of record.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 3rd day of May, 2024.

Scott Anthony Mitchell, Jr

Grace Waller Mitchell

STATE OF TENNESSEE
COUNTY OF

On this 3rd day of May, 2024, before me personally appeared Scott Anthony Mitchell, Jr and Grace Waller 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 3rd day of May, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $815,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3 day of May, 2024.

Notary Public
My commission expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Certificate of Authenticity

I, Holly Ray, 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 05/03/2024.

Date

Holly Ray

Affiant Signature

05/03/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of May, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY