This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23020-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,670,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2024.

Notary Public
My Commission Expires: 5/8/2026

Karen Johnson Davidson County
Batch# 1169098 DEEDWARR
08/14/2024 11:00:30 AM 2 pgs
Fees: $13.00 Taxes: $6,179.00
20240814-0061995

COLEMAN A DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tammy Mitchell Kevin Mitchell 18 Thorndale Court Nashville, TN 37215	Movement Mortgage, LLC (Subserviced by Servicemac, LLC) P.O. Box 105178 Atlanta, GA 30348-5178	131-06-0F-022-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richmond L. Coffey and Donna T. Coffey, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tammy Mitchell and Kevin Mitchell, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 22, Plat of Burton Hills, Village of Abbeywood, Tract 21, according to survey and plat of same appearing of record in Book 6900, page 223; as amended in Book 7147, page 423, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richmond L. Coffey and Donna T. Coffey, husband and wife by Warranty Deed from Evelyn P. Clark, dated September 30, 2014 recorded October 1, 2014, of record in Instrument No. 20141001-0090473, Register's Office for Davidson County, Tennessee.

This is improved property located at: **18 Thorndale Terrace, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 2nd day of August, 2024.

GRANTOR:

Richmond L. Coffey

Donna T. Coffey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richmond L. Coffey and Donna T. Coffey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of August, 2024.

CHARLES D. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Anthony N. Greco, 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 the 8th day of August, 2024.

Anthony N. Greco, Affiant — Date 8/8/2024

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 8th day of August, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

202408140061995