THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948792**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,376,000.00. Affiant Subscribed and sworn to before me, this 11th day of October, 2024. Notary Public My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1193116 DEEDWARR
10/14/2024 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $5,091.20
20241014-0079291

WARRANTY DEED

Address New Owner: Amanda Eich 708 Bowling Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 01 0 112.00

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, **Douglas P. Mitchell and Sarah Jane Mitchell, Co-Trustees of the Mitchell Family Trust, dated April 18, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Eich, a single woman**, ("Grantees"), their 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 the South 100 feet of Lot No. 4 on the Map of FOREST PARK LAND IMPROVEMENT COMPANY'S SUBDIVISION of record in Plat Book 161, Page 144, Register's office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 100 feet on the easterly side of Bowling Avenue, formerly Golf Club Road, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Douglas P. Mitchell and Sarah Jane Mitchell, Co-Trustees of the Mitchell Family Trust, dated April 18, 2023, by Quitclaim Deed from Sarah Jane Mitchell, of record in Instrument No. 20230418-0028515, in the Register's Office of Davidson County, Tennessee, dated April 18, 2023 and recorded on April 18, 2023.

Being the same property conveyed to Sarah Jane Mitchell, by Quitclaim Deed from Douglas P. Mitchell, of record in Book 8570, Page 293, in the Register's Office of Davidson County, Tennessee, dated March 05, 1992 and recorded on March 09, 1992.

Being the same property conveyed to Douglas P. Mitchell and wife, Sarah Jane Mitchell, by Warranty Deed from Kirby C. Pruett and wife, Mary D. Pruett, of record in Book 5157, Page 894, in the Register's Office of Davidson County, Tennessee, dated June 08, 1977 and recorded on June 10, 1977.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST PARK LAND IMPROVEMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 161, Page(s) 144.

This is improved property located at 708 Bowling Avenue 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 10th day of October, 2024.

Mitchell Family Trust, dated April 18, 2023

Douglas P. Mitchell
BY: Douglas P. Mitchell, Co-Trustee

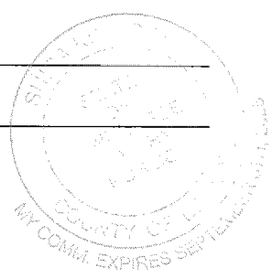
Sarah Jane Mitchell
BY: Sarah Jane Mitchell, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas P. Mitchell and Sarah Jane Mitchell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for Mitchell Family Trust, dated April 18, 2023, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of October, 2024.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Barbara McGinty, 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 10-11-2024.

Date

Affiant Signature

10-11-2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of October, 2024.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

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