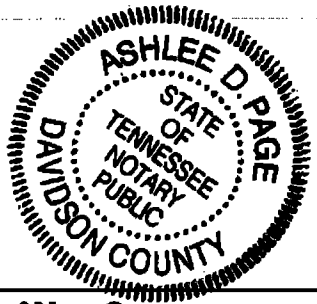
Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4977

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant



SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of October, 2024

Notary Public

Commission Expires: 9/7/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emori Mitchell 5600 Country Drive Unit 315 Nashville, TN 37211	NEW OWNER	162-09-0B-086.00-CO

Karen Johnson Davidson County
Batch# 1198901 DEEDWARR
10/30/2024 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20241030-0083817

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Deborah Adams, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emori Mitchell, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium Apartment in Davidson County, Tennessee, being Cottage No. 315 on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5200 Page 131, Register' s office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah Adams, unmarried by Warranty Deed from Gary Paul Morel and wife, Brooke Morel of record in Instrument No. 20140924-0087898 Register's Office for Davidson County, Tennessee, dated September 18, 2014 and recorded on September 24, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5600 Country Drive, Unit 315, Nashville, TN 37211

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

Dated this the 28th day of October, 2024.

Deborah Adams

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

On this 28th day of October, 2024, before me personally appeared Deborah Adams, 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 28th day of October, 2024.

Notary Signature
My commission expires: 5-16-26



Certificate of Authenticity

I, Kaye Clark, 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 25 day of October, 2024.

Affiant Signature

10-28-24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of October, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

