WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202357 DEEDWARR
11/06/2024 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,438.30
20241106-0086319

File #24-TC-2925-PILK

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Green	**NEW OWNER**	
(NAME)	(NAME)	**142 16 0C 038.00**
2925 Glenway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES CHRISTOPHER MITCHELL, TRUSTEE OF NOFFSINGER FAMILY REVOCABLE TRUST DATED MARCH 9, 2021,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DAVID GREEN, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 8, Final Plat, DEVON GLEN, PHASE 1, as shown on plat of record in Plat Book 7900, Page 457, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Christopher Mitchell, Trustee of the Noffsinger Family Revocable Trust dated March 9, 2021, as amended from time to time, by Warranty Deed from Sundra Yvonne Mitchell, of record in Instrument No. 20210312-0032898, in the Register's Office of Davidson County, Tennessee, dated March 09, 2021, and recorded on March 12, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEVON GLEN, PHASE 1, as recorded in Plat Book 7900, Page(s) 457.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEVON HILLS, as recorded in Plat Book 6900, Page 398.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7517, Page 283, as being amended in Book 7517, Page 367, Book 8180, Page 222, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 182, Book 10692, Page 750 and Book 10692, Page 753; Designation in Book 8712, Page 618.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 8120, Page 402, as being amended in Book 8120, Page 485, Book 8180, Page 230, Book 8181, Page 62, as Amendment to Bylaws recorded in Book 8180, Page 232 and Book 11232, Page 427.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2925 Glenway Drive, Nashville, TN 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 5th day of November, 2024.

Noffsinger Family Revocable Trust dated March 9, 2021

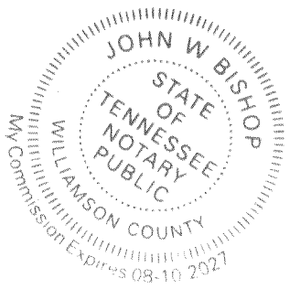
By: _____
James Christopher Mitchell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, James Christopher Mitchell with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the Noffsinger Family revocable Trust Dated March 9, 2021 , and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 5th day of November, 2024.

_____
Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 the 5 day of November, 2024.

Affiant Signature
Date 11/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027