Karen Johnson Davidson County
Batch# 1208883 DEEDWARR
11/27/2024 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20241127-0092936

Name and Address of New Owner:
Brandon Mitchell
100 Shiaway Court
Nashville, TN 37217

Send Tax Statements To:
New owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24111489

Map and Parcel: 149 02 0F 001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alfonso Betts, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Brandon Mitchell**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1 on the Plan of Raven's Retreat formerly Vale Ridge Townhomes, as described in Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for Raven's Retreat, of record in Instrument No. 20120606-0049599 and as amended in Instrument No. 20141024-0098102, together with all interest appurtenant to said unit as described therein.

Being the same property conveyed to Alfonso Betts, an unmarried man by Warranty Deed filed for record on January 17, 2019 in Instrument Number 20190117-0004961, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Raven's Retreat of record in Instrument Number 20120606-0049559 and as amended in Instrument Number 20141024-0098102; All matters of plat of Raven's Retreat as set forth on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions of Raven's Retreat of record in Instrument Number 20120606-0049559; By-Laws of Raven's Retreat Owners' Association as set forth in Declaration of Covenants, Conditions and Restrictions of Raven's Retreat of record in Instrument Number 20120606-0049559; HOA Charter of Raven's Retreat Homeowners' Association of record in Instrument Number 20120713-0061782; Quitclaim Deed to Raven's Retreat Owners' Association for common area of record in Instrument Number 20141024-0098099; Declaration of Protective Covenants, Conditions and Restrictions for Vale Ridge of record in Instrument Number 20070312-0030453; Declaration of Covenants, Conditions and Restrictions for Vale Ridge Townhomes, a Horizontal Property Regimes with Private Elements as set forth in Instrument Number 20110818-0064149; All matters of plat of Vale Ridge Townhomes as set forth in Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for Vale Ridge Townhomes, a Horizontal Property Regimes with Private Elements as set forth in Instrument Number 20110818-0064149; By-Laws of Vale Ridge Townhome Owners' Association as set forth in Exhibit "C" of of Declaration of Covenants, Conditions and Restrictions for Vale Ridge Townhomes, a Horizontal Property Regimes with Private Elements as set forth in Instrument Number 20110818-0064149; HOA Charter of Vale Ridge Owners' Association of record in Instrument Number 20070312-0030452,

Instrument Number 20110818-0064150 and Instrument Number 20120713-0061782; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 100 Shiaway Court, Nashville, TN 37217

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 27th day of November, 2024.

Alfonso Betts by Shiricci Alyce Betts, his attorney-in-fact

State of Tennessee

County of Rutherford

Personally appeared before me, Shiricci Alyce Betts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the foregoing instrument on behalf of Alfonso Betts, that she executed the same as the free act and deed of said Alfonso Betts, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Alfonso Betts, and appearing of record in Instrument No. 20190117-0004962, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 27th of November, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

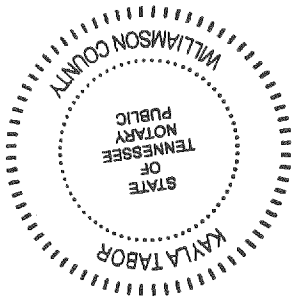
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of November, 2024.

Notary Public
My Commission Expires: 3/29/28



Certificate of Authenticity

I, J. Trent Lehman, 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 11/27/24.

Date

Affiant Signature

11/27/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of November, 2024.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

