WARRANTY DEED

Karen Johnson Davidson County
Batch# 1224252 DEEDWARR
01/07/2025 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20250107-0001459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF December, 20___.

Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Wallace	InterLinc Mortgage Services, LLC	
(NAME)	(NAME)	
8812 Sawyer Brown Road	5875 N. Sam Houston Pkwy West, Ste. 300	142 13 0C 102.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **HAYLEY THOMAS MITCHELL AND GRANT RAMZI MITCHELL, HUSBAND AND WIFE, AND SARA DURDUNJI MITCHELL AND ANTHONY JUDD MITCHELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA WALLACE, 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:

Unit No. 8812, together with the carport designated No. 8812-C, in RIVER PLANTATION, SECTION XI, PHASE 2, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION, SECTION XI, PHASE 2, Condominium Apartments, recorded in Book 9700, Page 748, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded ln Book 10628, Page 661, and annexation document of record in Book 11156, Page 361, Register's Office for Davidson County, Tennessee, and Plat Book 9700, Page 748, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of RIVER PLANTATION, SECTION ELEVEN, PHASE 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 482, et seq., Register's Office for Davidson County, Tennessee, as applied to SECTION ELEVEN, PHASE 1A, by annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694; SECTION ELEVEN, PHASE 2, by annexation document of record in Book 11156, Page 361, and Plat Book 9700, Page 748; and SECTION ELEVEN, PHASE 3, by annexation document of record in Book 11332, Page 184, and Plat Book 9700, Page 835, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Hayley Thomas Eubanks, an unmarried woman, and Sara Durdunji Mitchell and Anthony Judd Mitchell, wife and husband, by Warranty Deed from Juana Haven Campbell, a married woman, of record in Instrument No. 20210211-0019907, in the Register's Office of Davidson County, Tennessee, dated February 10, 2021 and recorded on February 11, 2021.

The said Hayley Thomas Eubanks has since married and is now known as Hayley Thomas Mitchell. Grant Ramzi Mitchell, spouse of Hayley Thomas Mitchell F/K/A Hayley Thomas Eubanks, joins in the execution of this instrument for the purpose of conveying marital interest in said property.

Power of Attorney of Record in Instrument no.: 202501070001458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8812 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 30th day of December, 2024

Hayley Thomas Mitchell
HAYLEY THOMAS MITCHELL

Grant Ramzi Mitchell
GRANT RAMZI MITCHELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hayley Thomas Mitchell, and Grant Ramzi Mitchell the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2024.

Commission expires:

Notary Public

My Commission Expires 10/4/27

ANTHONY JUDD MITCHELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anothony Judd Mitchell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sara Durdunji Mitchell by Anthony Judd Mitchell as her attorney in fact

SARA DURDUNJI MITCHELL BY ANTHONY JUDD MITCHELL, AS HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Anthony Judd Mitchell, to me known (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he is the attorney -in fact for Sara Durdunji Mitchell, and that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as attorney in fact for Sara Durdunji Mitchell pursuant to Power of Attorney dated December 30, 2024.

Witness my hand and official seal this 30th day of December, 2024.

Commission expires:

Notary Public

My Commission Expires 10/4/27

True Copy Certification

I, Yvette Meldrum, 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 December 30, 2024

Signature
December 30, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 30, 2024

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY