WARRANTY DEED

Karen Johnson
Batch # 1227842
01/17/2025 09 37 00 AM
Fees $13 00 Taxes $3,089 50

Davidson County
DEEDWARR
2 pgs

20250117-0003895

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000 00

Ashley Arms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Ashley Arms	Same	22-229
(NAME)	(NAME)	
3332 Union Hill Road	Same	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20242258

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, I/we, **Brandie Michelle Mitchell and husband, Robert Michael Mitchell** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ashley Arms**, 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

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows

Being Lot No 1 on the Final Plat of Schmidt Subdivision, of record in Book 8250, page 892, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Brandie Michelle Mitchell and husband, Robert Michael Mitchell by Warranty Deed from Randall S Schmidt and wife, Veronica Y Schmidt, dated 04/17/2013 and filed of record in Instrument No 20130418-0038573, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 3332 Union Hill Road, Joelton, TN 37080
(House No) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 16th day of January, 2025

Brandie Michelle Mitchell

Robert Michael Mitchell

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brandie Michelle Mitchell and husband, Robert Michael Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 16th of January, 2025

Notary Public
My Commission Expires

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm Expires
June 23, 2027