Warranty Deed

Record and Return to
[illegible] Marketplace Title, Inc

State of Tennessee
County of Davidson

The actual consideration for this transfer is $434,000 00-

Affiant

Subscribed and sworn to before me this the 27th day of February, 2025

Notary Public
My Commission Expires 10/4/2027

Ryan Beard
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Karen Johnson
Batch # 1242132
02/28/2025 10 27 48 AM
Fees $13 00 Taxes $1,605 80

Davidson County
DEEDWARR
2 pgs

20250228-0015018

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO
Marketplace Title and Escrow, LLC
1880 General George Patton Dr
Suite 107
Franklin, Tennessee 37067

Address of New Owners	Send Tax Bills To	Map Parcel Numbers
Isabel Marie Skelton and Ian Tweed Ross 3348 Mimosa Drive, Nashville, TN 37211	NEW OWNER	133-07-0-141 01

KNOW ALL MEN BY THESE PRESENTS that **Kelli M. Mitchuson, an unmarried woman**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Isabel Marie Skelton, an unmarried woman and Ian Tweed Ross, an unmarried man as joint tenants with right of survivorship**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows.

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

Land in Davidson County, Tennessee, being Lot Nos. 84 and 83, as shown on the map entitled the Plan of Glencoe Acres, Section 1, of record in Book 1835, page 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Kelli M. Mitchuson, unmarried woman, by Warranty Deed from Teresa J. Hartley, unmarried, of record as (book) 6334 / (page) 361 Instrument No. 20210427-0055940 in the Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on April 27, 2021.

This is improved property having a physical address of: 3348 Mimosa Drive, Nashville, TN 37211

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 records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of February, 2025

Kelli M Mitchuson

Kelli M Mitchuson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2025, before me personally appeared Kelli M. Mitchuson, 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 27th day of February, 2025.

Notary Signature
My commission expires. 10/4/2027

