RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-27579-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1244449 DEEDWARR
03/07/2025 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250307-0017545

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 23, 2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Bandas 942 Lawnview Lane Franklin, TN 37064	Same address as new owner	102-08-0-092.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THOUSAND AND 00/100 Dollars ($600,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN A. MIMS AND RUTH MIMS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN BANDAS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Horton Heights, Section X, of record in Plat Book 2133, page 32, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John A. Mims, unmarried, from W.J. Alexander and wife, Joanne Alexander by Warranty Deed dated 8/27/2004 and recorded 9/1/2004 in Instrument No. 20040901-0105856, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 6600 Fleetwood Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 18th day of February, 2025

GRANTOR(S)

John A. Mims

John A. Mims

Ruth E. Mims

Ruth Mims

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, John A. Mims and Ruth Mims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18 day of February, 2025.



Notary Public

Derek Truelove

Printed Notary Name

My commission expires: 1.5.28

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 18, 25 (date of document).

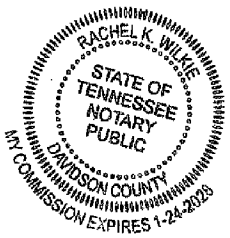
March 7, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 7, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal