Karen Johnson
Batch # 1247720
03/19/2025 08 19 45 AM
Fees $13 00 Taxes $1,035 63

Davidson County
DEEDWARR
2 pgs

20250319-0019289

WARRANTY DEED

Mitchell-P25-0036

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2025

(Affix Seal)

Notary Public

My Commission Expires 05/08/28

DONNA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s).	Send Tax Bills To·	Tax ID No(s)
Laura Elisabeth Mitchell	Pinnacle Bank	109-05-0B-304 00-CO
3535 Bell Rd Apt 304	P.O. Box 702726	
Nashville, TN 37214	Dallas, TX 75370	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kelli R King, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Laura Elisabeth Mitchell, single**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit·

Land in Davidson County, Tennessee, being Unit No 304 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument No 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants Reference is hereby made to the plan of Williams Bend Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of
Covenants for a more complete identification and description of said units.

Being the same property conveyed to Kelli R King by Warranty Deed from Kenneth Mellons and Kristy Mellons, a married couple of record in Instrument No 20180212-0013780 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 12, 2018.

This conveyance is subject to
- Taxes for the year 2025 and thereafter, a lien not yet due and payable
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021216-0154761, and First Supplemental in Instrument No 20030529-0072377 and Second Supplementary in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Stormwater Detention Agreement of record in Instrument Number 20020918-0113840, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20130517-0050031, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Homeowners Association of record in Instrument Number 20061229-0161141, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

unimproved ☐
This is improved ☑ Property known as: **3535 Bell Rd Apt. 304, Nashville, TN 37214**

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, their heirs and assigns forever, and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 11 day of March, 2025

Kelli R King

STATE OF TN
County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kelli R King, 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 11 day of March, 2025

Notary Public

My Commission Expires _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-RKI-25-3535-304