Karen Johnson Davidson County
Batch# 1248167 DEEDWARR
03/19/2025 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250319-0019897

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Mitchell	New Owners	
(NAME)	(NAME)	04316003400
525 General Kershaw Dr		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(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, **Tammy Sue Brown, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jim Mitchell,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 9th Council District of Nashville, Davidson County, Tennessee, said land being Part of Lot 9, Survey of Anderson Tract (Book 1130, Page 37 R.O.D.C., TN) being shown as part of an unnumbered Tract in Block "A" on the Revised Plan of Myatt and Eagan's Subdivision (Book 1424, Page 107 R.O.D.C. TN) and also being shown as the South 12 feet (18 feet in previous deed of record in Book 2095, page 188 R.O.D.C., TN.) of Lot 31 and the North 48 feet of Lot 32, Block "A" on the unrecorded map of Myatt and Eagan's Subdivision of Tract 8 and the WEst part of Tract 9, Anderson Land Improvement Company's property described as follows:

Beginning at an iron rod (old) in the Westerly Margin of Vandiver Drive (50 foot wide R.O.W.), said rod being the Northeast corner of the Reba C. Haston Land (Book 2597, Page 297 R.O.D.C., TN) and being located 2 feet North of the common front corner of Lots 32 and 33, Block "A" on the unrecorded map of Myatt and Eagan's Subdivision of Tract 8 and the West part of Tract 9, Anderson Land Improvement Company's Property which is located North 41 degrees 20 minutes 05 seconds West 318.12 feet from a concrete highway monument in the Northerly Margin of Tennessee state route 45; thence leaving said Westerly margin with said Haston South 56 degrees 23 minutes 49 seconds West 185.90 feet to a point in the Easterly line of Lot 11, Revised Plan of Myatt and Eagan's Subdivision (Book 1424, Page 107 R.O.D.C., TN) owned by Strait Word Church and Horace E. Lanier Jr. (Instrument # 20140822-0076844 R.O.D.C., TN) at a point 2 feet North of the common rear corner of said Lots 32 and 33; thence with said Lot 11 and strait word church land North 33 degrees 30 minutes 49 seconds West 66. feet to an iron rod (old) at the Southwest corner of the Robert and Jamie Newland Land (Book 10250, Page 981 R.O.D.C., TN, said rod being located 18 feet North of the common rear corner of said Lot 32 and of Lot 31 of said unrecorded plan; thence with said Newland North 56 degrees 23 minutes 49 seconds East 185.90 feet to an iron rod (old) in said Westerly Margin of Vandiver Drive, said rod being located 18 feet North of the common front corner of said Lots 31 and 32; thence with said Westerly margin of South 33 degrees 30 minutes 49 seconds East 66.00 feet to the point of beginning the described tract of land containing 12269.39 S.F. or 0.288 acres more or less according to a boundary survey dated 7-25-2019 by Campbell McRae and Associates, surveying, Inc. P.O. Box 41153, Nashville TN 37204 certified by John Hood TN. R.L.S. #1838.

Being the same property conveyed to Tammy Sue Brown, unmarried, by virtue of that certain Warranty Deed dated February 6, 2020, and being of record at Instrument No. 20200207-0014653 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, 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 107 Vandiver Dr. Madison, TN 37115
(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 14th day of March, 2025.

Tammy Sue Brown

Tammy Sue Brown

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me via audio/visual communication, a Notary Public in and for said State and County, duly commissioned and qualified, **Tammy Sue Brown**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of March, 2025.

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly Amason, 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 March 14, 2025.

Affiant Signature

3/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of March, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026