Register Return To:
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8528-WE Karen Johnson Davidson County Batch # 1272897 **DEEDWARR** 05/14/2025 09 11 08 AM 2 pgs Fees $13 00 Taxes $1,812 82 20250514-0037835	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 489,950.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2025 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp June, 17 2026
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
641 Old Hickory, LLC	NEW OWNER	
5153 Hereford Court		171-03-0B-131.00-CO
Brentwood, TN 37027		
(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, WE, **MATTHEW MITCHELL AND SARAH MITCHELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **641 OLD HICKORY, LLC, A WYOMING LIMITED LIABILITY COMPANY,** 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 property in Davidson County, TN, described as Unit No. 47 of Townhomes of Fredericksburg, a Horizontal Property Regime located in Brentwood, TN, together with Easements as shown on the plat of Townhomes of Fredericksburg, Phase One, recorded in Book 9700, page 534, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 11682, page 75 and Instrument No. 20191127-0122852, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Matthew Mitchell, a single man by Warranty Deed from Monica A. Maynard Corbin, a married woman of record in Instrument No. 20200401-0034747 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on April 01, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 641 Old Hickory Blvd. #304, Brentwood, TN 37027

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 our hands this the 12 day of May, 2025.

Matthew Mitchell

Sarah Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Mitchell and Sarah Mitchell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of May, 2025.

My Commission expires. _____

Notary Public

