Karen Johnson Davidson County
Batch # 1292691 DEEDWARR
07/02/2025 11 12 02 AM 2 pgs
Fees $13 00 Taxes $1,961 00
20250702-0052263

RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No LLHI-31330-25

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July ,2025

NOTARY PUBLIC

My commission expires _____

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
Taylor Acorn 100 Cedar Place Bend Nashville, TN 37221	Same address as new owner	114-15-0A-017-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($530,000 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, **JAMI MARIE MITCHEM AND NORMAN HUNTER MITCHEM, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TAYLOR ACORN, UNMARRIED**, 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:

Lying and being in Davidson County, Tennessee, and being Unit No 17 on the Plan of Cedar Place Community, a planned unit development (with private elements), filed as Exhibit to, and established by, Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20140918-0085685, amended in Instrument #20141008-0093372 (corrected in Instrument #20141112-0104513), and in Instrument #20150319-0023886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Jami Marie Mitchem and Norman Hunter Mitchem, husband and wife, from Philip L Black, Jr., and Patricia A Black, Trustees of the Philip L Black, Jr , and Patricia A Black Evocable Living Trust, by General Warranty Deed dated June 29, 2022 and recorded July 1, 2022 in Instrument #20220701-0076775, 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 improved property, known as: 100 Cedar Place Bend, Nashville, TN 37221.

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 MY/OUR HANDS, this 1st day of July, 2025

GRANTOR(S)

Norman Hunter Mitchem

Jami Marie Mitchem

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Norman Hunter Mitchem and Jami Marie Mitchem, 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 1st day of July 2025

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires. September 28, 2026

HELEN T PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES SEPTEMBER 28, 2026