# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1314095 DEEDWARR
08/25/2025 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20250825-0067989

File #25-DW-0312-C

(SEAL)

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES 7/11/2026

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Guy R. Jones and Leigh Ann Jones** | New Owner | |
| (NAME) | (NAME) | **091 06 0M 063.00** |
| **1121 Inneswood Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Gallatin, TN 37066** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**LAURA E. MITCHELL, AN UNMARRIED WOMAN,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**GUY R. JONES, AND LEIGH ANN JONES, HUSBAND AND WIFE,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 63 on the Plan of WEST MILL TOWNHOMES, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, at seq., as amended, Tennessee code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of WEST MILL TOWNHOMES, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, and in Instrument No. 20191212-0128095, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of WEST MILL TOWNHOMES, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Laura E. Mitchell, an unmarried woman, by Warranty Deed from Ann Elizabeth Reeves Axe and Richard Joseph Axe, wife and husband, of record in Instrument No. 20230504-0033192, in the Register's Office of Davidson County, Tennessee, dated April 27, 2023 and recorded on May 04, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 2 OF WEST NASHVILLE, as recorded in Plat Book 57, Page 172.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141223-0117663 as supplemented in Instrument No. 20150424-0036748; Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350 and Instrument No. 20191212-0128095 and Attorney's Certificate recorded in Instrument No. 20170123-0007057.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140821-0076262.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140821-0076274, Instrument No. 20141219-0116173, Instrument No. 20141219-0116216, and Instrument No. 20151125-0119709.

* Easement recorded in Book 1939, Page 214.
* Charter of West Mill Townhouse Corporation recorded in Instrument No. 20170123-0007056.
* Common Open Space Deed recorded as Instrument No. 20171208-0125410.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **LAURA E. MITCHELL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _202508250067988____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **312 West Mill Drive, Nashville, TN 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th day of August, 2025.

Laura E. Mitchell by John Bishop, her attorney in Fact

Laura E. Mitchell by John Bishop, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **LAURA E. MITCHELL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LAURA E. MITCHELL.**

Witness my hand and official seal this **25th** day of **August, 2025.**

Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

# Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/25/25 (date of document).

Affiant Signature

8/25/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 25th day of August, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29