Karen Johnson Davidson County
Batch# 1346960 DEEDWARR
11/17/2025 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20251117-0091332

WARRANTY DEED

(SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF November, 2025.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #25-TL-1410-B

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)
Rachel T. Mitchell and Erik Mitchell	AMERICAN PACIFIC MTG CORP	
(NAME)	(NAME)	**083 03 2F 002.00**
1410 B Riverside Drive	3000 LAVA RIDGE CT STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	ROSEVILLE CA 95661	
(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,

LIAM S. CASSIDY, A SINGLE MAN,

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

RACHEL T. MITCHELL AND ERIK MITCHELL, A MARRIED COUPLE,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 1410 RIVERSIDE DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1410 RIVERSIDE DRIVE, a Horizontal Property Regime, of record in Instrument No. 20190502-0041220, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Liam S. Cassidy, a single man, by Warranty Deed from BLKM Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220119-0007288, in the Register's Office of Davidson County, Tennessee, dated December 23, 2021, and recorded on January 19, 2022. Also see Correction of Warranty Deed recorded in Instrument No. 20220316-0030675.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROWNSVILLE, as recorded in Plat Book 21, Page 9.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190502-0041220.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilites and Systems recorded in Instrument No. 20210420-0052816.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4121, Page 467 and Book 4121, Page 471.
* Easement for Utility and Maintenance, recorded in Instrument No. 20190502-0041246 and Instrument No. 20220113-0005235.
* Easement for Ingress and Egress, recorded in Instrument No. 20210305-0029373.
* 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 **LOY CARNEY** as Attorney-in-Fact for **LIAM S. CASSIDY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202511170091331 , Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 1410 B Riverside Drive, Nashville, TN 37206.

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 12th day of November, 2025.

Liam S. Cassidy By Loy Carney, Attorney In Fact

Liam S. Cassidy by Loy Carney, his 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, **LOY CARNEY**, 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 **LIAM S. CASSIDY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LIAM S. CASSIDY**.

Witness my hand and official seal this **12th** day of **November**, **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, Steven T. Morris, 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 November 12.

Affiant Signature

17th day of November, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028