Karen Johnson Davidson County
Batch# 1409849 DEEDWARR
04/22/2026 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $728.90
20260422-0033339

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$194,000.00~~ 197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Melvin Gordon	NEW OWNER	
(NAME) 2302 Alameda St.	(NAME)	092-03-0-10000
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, **Patricia D. Mitchell, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melvin Gordon, an unmarried person,** 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:

Being Lot No. 3 and part of Hambrick Street (abandoned) in Hambrick's Subdivision of a part of E. Harding's Dower Tract, as of record in Book 1, page 140, of the Chancery Court at Nashville, and described according to a survey made Jan. 18, 1951, by Harvey Gee, Surveyor, as follows:

Beginning at a point in the northerly margin of Alameda Street, 321.5 feet east of the intersection of Alameda Street and 24th Avenue North; thence north 13° 49' West 170 feet to a point in said abandoned Hambrick Street; thence north 76° 11' East 29.4 feet to a point; thence South 41° 18' East 32.9 feet to a point; thence south 13° 49' East 140.5 N feet to a point in the northerly margin of Alameda Street; thence South 76° 11' West 44.7 feet to the point of beginning.

Being the same property conveyed to Patricia D. Mitchell by Deed dated October 5, 1978 from Vesuvie J.E. Mitchell and wife Rosa Bell Mitchell, recorded October 12, 1978, in Book 5349, Page 601, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Official Records of 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 2302 Alameda Street, Nashville, TN 37208

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 7th day of April, 2026.

Patricia D. Mitchell

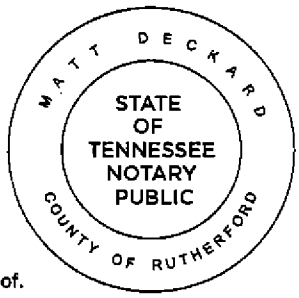
Patricia D. Mitchell

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 7th day of April, 2026, before me personally appeared Patricia D. Mitchell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2026.

Notary Signature
My commission expires: 05/16/2027



Notarized remotely using audio-video communication technology via Proof.

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A Mason, 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 4/16/26.

Affiant Signature

4/17/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of April, 2026

Notary's Signature

(Notary Seal)

My Commission Expires: 03/06/29

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON