WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1435724 DEEDWARR
06/18/2026 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $3,625.63
20260618-0055300

File #26-TL-0546-O

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $979,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES:

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

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)
Anne Martin	**CMG Mortgage, Inc. dba CMG Home Loans**	
(NAME)	(NAME)	
546 Little Channing Way	**3160 Crow Canyon Road, Ste 400**	**104 15 0M 026.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**San Ramon, CA 94583**	
(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,

WILLIAM C. MITCHELL AND ANGELA MITCHELL, HUSBAND AND WIFE,

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

ANNE MARTIN, AN UNMARRIED WOMAN,

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. 563 on the Plan of LINDEN ROW, a Horizontal Property Regime With Private Elements of record in the Exhibit in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, Instrument No. 20200928-0111136 and Instrument No. 20210513-0064958, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William C. Mitchell and Angela Mitchell, husband and wife, by Warranty Deed from Linden Row Residential, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20210628-0087449, in the Register's Office of Davidson County, Tennessee, dated June 28, 2021, and recorded on June 28, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190320-0025436, as amended in Instrument Nos. 20190625-0061324 as being amended in Instrument No. 20210513-0064958, further amended in Instrument No. 20200928-0111136.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190430-0040060.
* Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20190228-0018364.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **546 Little Channing Way, Nashville, TN 37212**.

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 28TH day of MAY, 2026.

William C. Mitchell

Angela Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2026, before me personally appeared William C. 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 28th day of May, 2026.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2026, before me personally appeared Angela 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 28th day of May, 2026.

Notary Signature
My commission expires:

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

True Copy Certification

I, **Denise Woods,** 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 this the 28 day of ~~June~~ May, 2026.

Denise Woods
Affiant Signature
Date 6-15-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

TAMMY L CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029