Karen Johnson Davidson County
Batch# 1442405 DEEDWARR
07/06/2026 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260706-0060382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~JUNE~~ July, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

T-FSBO-26-2523

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian D. Mitchell and Laura G. Mitchell	**New Owner**	
(NAME)	(NAME)	**052-13-0-032.00**
2517 Miami Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **ELIZABETH BLACKWELL, TRUSTEE OF THE ELIZABETH BLACKWELL LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ELIZABETH BLACKWELL DATED JULY 29, 2015,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN D. MITCHELL AND LAURA G. MITCHELL, 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:

TRACT I
Land in Davidson County, Tennessee, being Lot 7, 2nd Resubdivision Lot 1 & 1st Resubdivision Lot 7 C.L. Blackwell Subdivision, as shown of record in plat filed in Instrument No. 20220713-0080410, to which reference is hereby made for a more complete description, Register's Office for Davidson County, Tennessee.

TRACT II
(Cumberland River Tract)
Land in Davidson County, Tennessee, being the westerly 75 feet of Lot 6 and Lot 7 on the Plan of M.C. McCauley's Subdivision of part of Lot No. 7 of the Robert Young Farm, called Wooddale Grove as of record in Plat Book 547, page 123, Register's Office for Davidson County, Tennessee. Said area described in this tract is the remaining area lying between the property described above as TRACT I and the "Cumberland River" shown in Plat Book 547, Page 123, Register's Office for Davidson County, Tennessee. This tract lies beneath the waters of the Cumberland River.

Being the same property conveyed to Elizabeth Blackwell, Trustee of the Elizabeth Blackwell Living Trust, Established by the Revocable Trust Agreement of Elizabeth Blackwell, dated July 29, 2015 by Quit Claim Deed from Laura Gleaves Mitchell and Brian Davidson Mitchell, wife and husband of record in Instrument No. 20220831-0098173 Register's Office for Davidson County, Tennessee, dated August 25, 2022 and recorded on August 31, 2022.

Further being a portion of the same property conveyed to Laura Gleaves Mitchell and Brian Davidson Mitchell, wife and husband by Warranty Deed from Betty Jones Blackwell, a single woman and Elizabeth Blackwell, Trustee of the Elizabeth Blackwell Living Trust, established by the Revocable Trust Agreement of Elizabeth Blackwell, dated July 29, 2015 of record in Instrument No. 20211108-0149005 Register's Office for Davidson County, Tennessee, dated November 03, 2021 and recorded on November 08, 2021.

Further being a portion of the same property conveyed to Elizabeth Blackwell, Trustee of the Elizabeth Blackwell Living Trust, established by the Revocable Trust Agreement of Elizabeth Blackwell, dated July 29, 2015 by Warranty Deed from Elizabeth Blackwell, of record in Instrument No. 20150810-0079680, Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on August 10, 2015.

Further being a portion of the same property conveyed to Betty J. Holt by Warranty Deed from William Decker of record in Book 5974 Page 429, Register's Office for Davidson County, Tennessee, dated December 6, 1982 and recorded on December 7, 1982.

Elizabeth Blackwell, Betty Blackwell, Betty J. Holt, and Betty Jones Blackwell are one and the same person.

This conveyance is subject to:

- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20220713-0080410, Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes & Appurtenances of record in Book 11314, Page 663, in the Register's Office for Davidson County, Tennessee.
- Water (Riparian Rights)
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2523 Miami Avenue, Nashville, Tennessee 37214**.

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 1st DAY OF July, 2026.

Elizabeth Blackwell Living Trust u/a/d July 29, 2015

BY: _____
Elizabeth Blackwell
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH BLACKWELL, Trustee of the Elizabeth Blackwell Living Trust u/a/d July 29, 2015 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 1st day of July, 2026.

_____
Notary Public

My Commission Expires: 1-22-29

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Stephanie Duncan, 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 July 1, 2026 (date of document).

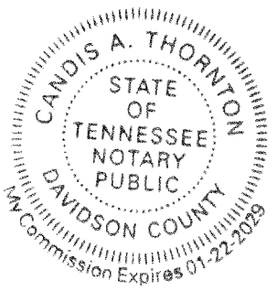
Affiant Signature

Date July 1, 2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 1st day of July 2026.



Notary's Signature

MY COMMISSION EXPIRES: 1-22-29