# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1477453 DEEDWARR
09/25/2026 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260925-0089058

File #26-TL-0303-A

(SEAL)
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES:

**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) |
|---|---|---|
| **Emily Kirkland and Luke Bulman** | **Rocket Mortgage, LLC** | |
| (NAME) | (NAME) | |
| **303 A Riverside Drive, Nashville, TN 37206** | **1050 Woodward Avenue** | **083 11 0N 001.00** |
| (ADDRESS) | (ADDRESS) | |
| **United States** | **Detroit, MI 48226** | |
| (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,

**ISABELLA SOHR MITCHELL AND RYAN P. MITCHELL, WIFE AND HUSBAND,**

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

**EMILY KIRKLAND AND LUKE BULMAN, WIFE AND HUSBAND,**

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. A, of 303 RIVERSIDE DRIVE, a Horizontal Property Regime with Private Elements of record in the Declaration of Covenants, Conditions and Restriction in Instrument Number 20220318-0031496 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 Isabella Sohr Mitchell and Ryan Mitchell, Wife and Husband, by Warranty Deed from Richard Scott White, an Unmarried Man, of record in Instrument No. 20230627-0048863, in the Register's Office of Davidson County, Tennessee, dated June 26, 2023, and recorded on June 27, 2023.

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. 20220318-0031496.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20230302-0015025.
* Charter for 303 Riverside Drive Townhouse Corporation recorded as Instrument No. 20220318-0031495.
* Encroachment Easement Agreement of record in Instrument No. 202609250089057.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **303 A 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 23rd day of September, 2026.

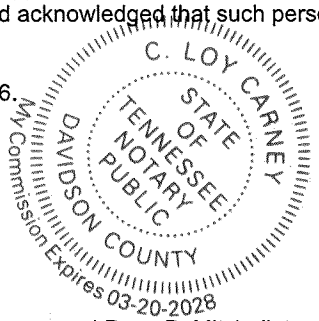
Isabella Sohr Mitchell

Ryan P. Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2026, before me personally appeared Isabella Sohr 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.

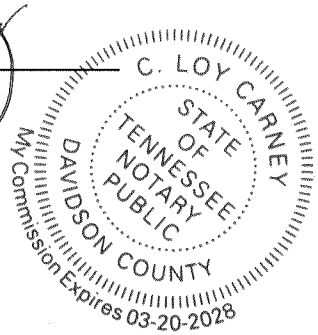
Witness my hand, at office, this 23rd day of September, 2026.




Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2026, before me personally appeared Ryan P. 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 23rd day of September, 2026.




Notary Signature
My commission expires:

## True Copy Certification

I, **Tammy Carney,** 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 23 day of September, 2026.

_____
Affiant Signature
Date 9.23.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of September, 2026.

_____
Notary's Signature
MY COMMISSION EXPIRES: _____

