This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-20-6336

Karen Johnson Davidson County
Batch# 368965 DEEDWARR
03/06/2020 03:04:44 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20200306-0025672

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF HAMILTON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Roger G Mishler, Trustee
Affiant

CHRISTINA MORRIS
NOTARY PUBLIC
SEAL
HAMILTON COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES MARCH 08, 2024
COMMISSION NUMBER 678100

Subscribed and sworn to before me, this the 2nd day of March, 2020

Notary Public
My Commission Expires: 3/8/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edward Michael Harrington, Sr. 5 Todgers Court Brentwood, TN 37027	new owner	172-01-0A-004.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Roger G. Mishler, Trustee of Mishler Joint Revocable Living Trust dated January 31, 2002**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Edward Michael Harrington, Sr., an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

145-149

Lot 4, COPPERFIELD, as shown on plat of record in Plat Book 6900, Pages ~~555-559~~, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Roger G. Mishler and wife, Patricia L. Mishler, by Warranty Deed from Thompson Homes, Inc., of record in Book 8271, Page 935, in the Register's Office of Davidson County, Tennessee, dated January 3, 1991 and recorded on January 8, 1991.

Being the same property conveyed to Roger G. Mishler and Patricia L. Mishler, Trustees of the Mishler Joint Revocable Living Trust Agreement U/A/D January 31, 2002, by Quitclaim Deed from Roger G. Mishler and Patricia L. Mishler, Individually, of record in Instrument No. 20020205-0015535, in the Register's Office of Davidson County, Tennessee, dated January 31, 2002 and recorded on February 5, 2002.

This is ☒ improved or ☐ unimproved property located at: **5 Todgers Court, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SB-PR-20-5

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2020.

GRANTOR:

Mishler Joint Revocable Living Trust dated January 31, 2002

By: Roger G. Mishler, Trustee
Roger G. Mishler, Trustee

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger G. Mishler, Trustee of Mishler Joint Revocable Living Trust dated January 31, 2002, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of March, 2020.

Notary Public
My Commission expires: 3/8/24

CHRISTINA MORRIS
NOTARY PUBLIC
SEAL
HAMILTON COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES MARCH 08, 2024
COMMISSION NUMBER 678100