Karen Johnson Davidson County
Batch# 387167 DEEDWARR
04/17/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20200417-0040286

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N Mt. Juliet Rd.
Suite 203
Mt. Juliet, TN 37122
File No.: TW200863

| **WARRANTY DEED** | STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th OF APRIL, 2020

NOTARY PUBLIC

My commission expires: 10/29/2023 |
|---|---|

AMY T. NELSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-29-2023

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric A. Mullett and Angela Mullett
2324 Willesden Green Court,
Hermitage, TN 37076	Same address as new owner	086-08-0-A-053.00

FOR AND IN CONSIDERATION of the sum of Two hundred ninety-nine thousand, nine hundred and 00/100 dollars ($299,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LAWRENCE MARK DONAHUE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ERIC A. MULLETT AND WIFE, ANGELA MULLETT,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, described as follows: Being Lot No. 450, Phase III-A, Camden Woods, as shown on plat of record in Plat Book 7900 and Page 571, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lawrence Mark Donahue, by Special/Limited Warranty Deed, from Federal Home Loan Mortgage Corporation, by Chicago Title Insurance Company DBA ServiceLink as Attorney-in-Fact, by Christopher Daniel, AVP, deed dated February 18, 2011, recorded March 18, 2011, of record in Instrument Number 20110318-0021503 in the Register's Office for Davidson County, Tennessee.

Wendi Rae Donahue, wife of Lawrence Mark Donahue, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property.

The address of the herein described property is believed to be 2324 Willesden Green Court, Hermitage , TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is subject to the following: Davidson County Taxes for the year 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of April, 2020.

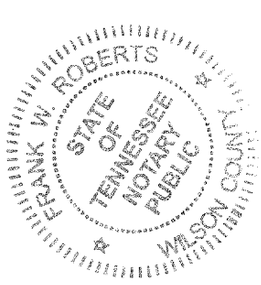
LAWRENCE MARK DONAHUE

WENDI RAE DONAHUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lawrence Mark Donahue and Wendi Rae Donahue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of April, 2020.



Notary Public

Printed Notary Name

My commission expires: 6/6/21

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Becky Elizabeth Burch, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/19/2023

Becky Elizabeth Burch

