Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $259,500.00.

Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 14th day of September, 2020.

Notary Public
My commission expires: 9/16/23

04-2007-57675

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mark A. Mitchell 1136 Pawnee Trail Madison TN 37115	Mark A. Mitchell	053-09-0-B-220.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ricky Ladarius Neuble**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark A. Mitchell**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 59, on the Plan of Cumberland Station at Wilson Camp (erroneously referenced in prior deeds as Cumberland Station), Section Seven, of record in Instrument No. 20061010-0125617, re-recorded in Instrument No. 20061010-0125619, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ricky Ladarius Neuble, unmarried by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated March 6, 2013, recorded March 6, 2013, of record in Instrument No. 20130306-0022575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1136 Pawnee Trail, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Karen Johnson Davidson County
Batch# 479139 DEEDWARR
09/21/2020 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $960.15
20200921-0107513

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 39075KP

WITNESS my hand this 14th day of September, 2020.

Ricky Ladarius Neuble

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ricky Ladarius Neuble**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 14th day of September, 2020.

Notary Public

My Commission expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

