Karen Johnson Davidson County
Batch# 484859 DEEDWARR
09/28/2020 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20200928-0111633

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Michelle L. Owens
Affiant

Subscribed and sworn to before me, this 25TH DAY OF SEPTEMBER, 2020.

Deb Paulsson
Notary Public

MY COMMISSION EXPIRES: 11-30-2020

(AFFIX SEAL)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle L. Owens, an unmarried woman and Mahlon D. Moore, an unmarried man, as joint tenants with the right of survivorship	New Owner (NAME)	
2086 Graceland Drive (ADDRESS)	(ADDRESS)	012-03-0-033.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dennis P. Mitchell, Trustee of the Norma H. Earheart Irrevocable Trust UTA dated August 24, 2011., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michelle L. Owens, an unmarried woman and Mahlon D. Moore, an unmarried man, as joint tenants with the right of survivorship, hereinafter called the Grantees, their heirs 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 Lot No. 108 on the Plan of Section Five, Grizzard Manor of record in Plat Book 4675, Page 163 and 164, amended in Book 4883, Page 280, and Book 5067, Page 912, 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 Celia Stewart Rouse and Dennis P. Mitchell, Co-Trustees of the Norma Earhart Irrevocable Trust, UTA August 24, 2011 by Warranty deed from Douglas A. Pardue and Janet M. Pardue, husband and wife of record in Instrument No. 20200511-0048400 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2086 Graceland Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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. 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 25th day of September, 2020.

WARRANTY DEED
(Continued)

Norma H. Earheart Irrevocable Trust u/a/d 8/24/2011

BY: D & P Mitchell Trustee
Dennis P. Mitchell, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis P. Mitchell, Trustee of the Norma H. Earheart Irrevocable Trust UTA dated August 24, 2011., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of September, 2020.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

