This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 664851 **DEEDWARR**
06/25/2021 08:36:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210625-0086216

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
DONNA MITCHELL, Trustee		
DONNA MITCHELL LVING TRUST dtd June 2, 2021	New Owner	151 090B 001.OOCO
5004 Smith Springs Parkway		
Antioch, Tennessee 37013		

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(f).

Donna K. Mitchell
DONNA MITCHELL, Trustee

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

Sworn to and subscribed before me this JUNE 10, 2021.

Notary Public

My Commission Expires: _____

WARRANTY DEED

BE IT KNOWN THAT PHIL MITCHELL and wife, DONNA K. MITCHELL purchased the subject property on February 8, 2008, as tenants by the entities, of record in Instrument No. 20080212-0013979, Register's Office for Davidson County, Tennessee. PHIL MITHCELL passed away on March 11, 2016, leaving DONNA K. MITCHELL as the sole owner of 5004 Smith Springs Parkway, Antioch, TN 37013.

THEREFORE, FOR AND IN CONSIDERATION of the sum of -$10.00 –(TEN DOLLARS), cash in hand paid by the, the receipt of which is hereby acknowledged, I, DONNA K. MITCHELL , by these presents do hereby transfer, release, and convey unto DONNA MITCHELL, Trustee of the DONNA MITCHELL LIVING TRUST dated June 2, 2021,

and any amendments thereto, all of my right, title and interest in and to the following parcel in Davidson County, Tennessee, more particularly described to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 2004120201432540, a revision of Instrument #200410200126312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PHIL MITCHELL (having since died) and wife, DONNA K. MITCHELL by KENNETH A. THOMPSON, Division Controller for CENTEX HOMES, a Nevada General Partnership by CENTEX REAL ESTATE CORPORATION, by Warranty Deed of record in Instrument No. 20080212-0013979, Register's Office for Davidson County, Tennessee.

The foregoing description is taken verbatim from the prior deed of record.

This conveyance is made subject to all restrictions and easements of record.

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 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.

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.

This is improved property known as 5004 Smith Springs Parkway, Antioch, Tennessee 37013.

WITNESS OUR HANDS this 10th day of June, 2021.

Donna K Mitchell
DONNA K. MITCHELL

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONNA K. MITCHELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 10th day of June, 2021.

Notary Public
My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021