Karen Johnson Davidson County
Batch# 728973 DEEDWARR
10/01/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20211001-0132519

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/16/24

(AFFIX SEAL)

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2024

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Steven J. Mitchell | NEW OWNER | |
| (NAME) | (NAME) | |
| 952 Wonderland Pass | | 07613000700 |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Richard A. Drapeau and Wife, Sharon Drapeau**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steven J. Mitchell, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows, to-wit:

Being Lot No. 3, on the Plan of First Revision, Coles Retreat, of record Instrument Number 200503030023637, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Drapeau and wife Sharron Drapeau by Warranty Deed from Sean C. Bunch and wife Tracey M. Bunch, dated 07/25/2008 and recorded 07/29/2008, of record in Instrument 200807290077294, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200503030023637, in the Register's Office for Davidson County, Tennessee. 10. Easement of recorded in Book 9086, Page 748, Register's Office for Davidson County, Tennessee. 11. Stormwater Detection Agreement Easement of record in Instrument 200210160127133, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ 952 Wonderland Pass, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1386311
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of September, 2021.

Richard A. Drapeau

Sharron Drapeau

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Drapeau and Sharron Drapeau, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of September, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 30, 2021

Date

Affiant Signature

9/30/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of September, 2021

Allisyn G Pinkston

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

