This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 908361 DEEDWARR
08/25/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,909.20
20220825-0096170

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Freeman, Jr. & Latangela Freeman 220 Swift Dr. Goodlettsville, TN 37072	James Freeman & Latangela Freeman 220 Swift Drive Goodlettsville, TN 37072	018-080-031.00

THIS INDENTURE, made this 15th day of August, 2022 between

Justin Mitchell, an unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

James Freeman, Jr. & Latangela Freeman, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Being Lot No. 50 on the Plan of Connell Estates, Section 2, as shown on Plat Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Justin Mitchell, an unmarried man by Warranty Deed dated 9/20/2018 from Wanda Williams of record in Instrument No. 20180921-0093845, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 220 Swift Dr., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Justin Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Justin Mitchell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 15th day of August, 2022.

Notary Public
My Commission Exp:_____



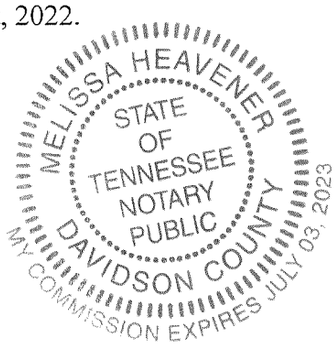
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $516,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of August, 2022.

Notary Public
My Commission Exp:_____



Certificate of Authenticity

I, Tara Crook, 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 August 15, 2022.

Tara Crook
Affiant Signature

8-15-22
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 15th day of August, 2022.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

