Karen Johnson Davidson County
Batch# 919623 DEEDWARR
09/21/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220921-0104991

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3806

7938299

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~Williamson~~ Hampton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Michael A Weaks, Sr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of September, 2022

Notary Public

Commission Expires: 03/31/2025

Notarized online using audio-video communication

Dalarrian Featherston
REGISTRATION NUMBER
7938299
COMMISSION EXPIRES
March 31, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bradford D. Mitchell, Jr and Kimberly Mitchell 603 Keeton Avenue Old Hickory, TN 37138	Bradford D. Mitchell, Jr 603 Keeton Avenue Old Hickory, TN 37138	043-04-0-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

M. A. Weaks, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradford D. Mitchell, Jr and Kimberly Mitchell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 16 on the Plan of Swinging Bridge Heights of record in Plat Book 2854, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 fronts 70 feet on the northeasterly side of Keaton Avenue and extends back between parallel lines, 150.0 feet to a dead line in the rear.

Being the same property conveyed to M. A. Weaks by Warranty deed from Revision Homes, LLC of record in Instrument No. 20140110-0002926 Register's Office for Davidson County, Tennessee, dated January 10, 2014 and recorded on January 10, 2014. M.A. Weaks is also known as Michael A. Weaks, Sr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 603 Keeton Avenue, Old Hickory, TN 37138.

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 so 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.

Dated this the 14th day of September, 2022.

Michael A Weaks, Sr

M.A. Weaks

STATE OF Virginia
COUNTY OF Hampton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **M.A.Weaks** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hampton (city) Virginia (state) this 14th day of September, 2022.

COMMONWEALTH OF VIRGINIA
N
ELECTRONIC NOTARY PUBLIC

Dalarrian Featherston

REGISTRATION NUMBER
7938299
COMMISSION EXPIRES
March 31, 2025

Notary Public
My Commission Expires: 03/31/2025
Notarized online using audio-video communication

Official Notice:
Signer(s) hereby acknowledges or affirms that the signing of this instrument was signed via an electronic session using audio-communication and electronic signing.

Certificate of Authenticity

I, Joshua A. Terry, 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 9/14/2022.

Affiant Signature

9/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/21/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON