Karen Johnson Davidson County
Batch# 1139999 DEEDWARR
05/29/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240529-0039624

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $360,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of May, 2024.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Devin C. Mitchell and Brittany P. Piercey	Navy Federal Credit Union	064-08-0-029.00
(NAME)	(NAME)	
4857 Rainer Drive	PO Box 3326	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Merrifield, VA 22119	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Noel Galeano and Karis Galeano, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Devin C. Mitchell and Brittany P. Piercey, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 387, as shown on the map entitled Section Four, Sherwood Forest, of record in Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NOEL GALEANO, MARRIED, by deed from KERIANNE GRAHAM AND HUSBAND, BRAXTON R. GRAHAM, of record as Instrument No. 20201210-0144315, dated December 8, 2020, said Register's Office.

This property is __unimproved _X_improved property known as: 4857 Rainer Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of May, 2024.

Noel Galeano

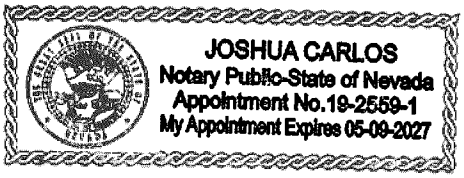
Karis Galeano

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Noel Galeano and Karis Galeano, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of May, 2024.

Notary Public
My Commission Expires: 5/9/2027



Certificate of Authenticity

I, Celia Stewart-Rouse, do hereby make oath that I am a licensed attorney and/or th custodian of the original version of the electronic document tendered for registratio herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/24/24.

Date

Celia Stewart-Rouse

Affiant Signature

5/24/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24th day of May, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY