Karen Johnson Davidson County
Batch# 1144909 DEEDWARR
06/07/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240607-0042959

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-26-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH24-07607

Address of New Owner:	Send Tax Bills to:	Tax Information:
Parker Geiger and Megan Geiger 7377 Blue Gable Road Hermitage, TN 37076	New American Fudning 14511 Myford Rd. S-100 Tustin, CA 92780	086 12 0D 066.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Joseph Mitchell and Dustin Renee Mitchell, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Parker Geiger and Megan Geiger, husband and wife**, hereinafter called the Grantees, their successors 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. 66, on the plan of Riverbrook Phase 2, as shown on plat of record in Instrument 20220617-0069868, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael Joseph Mitchell and Dustin Renee Mitchell, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20230921-0074397, in the Register's Office of Davidson County, Tennessee, dated September 21, 2023, and recorded on September 21, 2023.

Being a part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation, by Warranty Deed from The Lux Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20210106-0002300, in the Register's Office of Davidson County, Tennessee, dated December 29, 2020, and recorded on January 06, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 7377 Blue Gable Road, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 6th day of June, 2024

Michael Joseph Mitchell

Michael Joseph Mitchell

Dustin Renee Mitchell

Dustin Renee Mitchell

STATE OF ~~TENNESSEE~~ ALABAMA

COUNTY OF Jefferson AL

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Joseph Mitchell and Dustin Renee Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Irondale, ~~Tennessee~~ ALABAMA, this 6th day of June, 2024.

Gail Arrow

Notary Public

My Commission Expires: 8/9/2026

GAIL ARROW
Notary Public
Alabama State at Large

Certification of Recorded Documents

I, Tameika Jones, 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 June 7, 2024.

Tameika Jones
(AFFIANT) – Tameika Jones

06/07/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 7th day of June, 2024.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY