Karen Johnson Davidson County
Batch# 1182456 DEEDWARR
09/17/2024 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20240917-0071931

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2024.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 5933 Eatons Creek Road Trust	**New Owner**	**02900030700**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Heather Mitchell, unmarried and Nickolas Orion Mitchell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 5933 Eatons Creek Road Trust

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 more particularly described, as follows:

BEGINNING at a concrete monument in the northerly margin of a private road, said point being the westerly margin of Lot No. 4 on the plan of the subdivision of the lands of the heirs of Charles P. Zimmerle, deceased, as of record in Plan Book 3, page 28, Chancery Court, Davidson County, Tennessee; Thence, along the original western line of said property North 3 deg. 43 min. 57 sec. East 257.99 feet to a fence post; thence South 87 deg. 21 min. 51 sec. East 172.10 feet to an iron pin, said point being the westerly margin of the property conveyed to Bessie Moore by public auction, entered on Page 242 of Minute Book No. 147, Davidson County, Tennessee; thence with Moore's boundary, South 3 deg. 57 min. 27 sec. West 257.58 feet to a concrete monument in the northerly margin of said private road; thence with the northerly margin of said private road North 87 deg. 30 min. 48 sec. West 171.00 feet to the point of beginning.

Together with manufactured home identified as follows: 1998, Gateway, Serial Number: 11982933121 8A and 119829331218B.

Being the same property conveyed to Michael M Mitchell, by Warranty Deed from Franklin Mitchell and Tamara D Mitchell, husband and wife, dated January 19, 2018, of record in Instrument No. 20180130-0009483, in the Register's Office for Davidson County, Tennessee. Michael M Mitchell died intestate on February 17, 2024, leaving Heather Mitchell and Nickolas Orion Mitchell as his sole heirs at law: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202409170071929, and Instrument No. 202409170071930, Register's Office of Davidson County, Tennessee. Heather Mitchell executes this instrument on behalf of Nickolas Orion Mitchell as his duly appointed Guardian pursuant to that Order Approving Contract For The Sale of Real Property entered In Re: The Guardianship of Nickolas Orion Mitchell, Minor Child, Case No. 24P1011, Seventh Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 5933 Eatons Creek Rd, Joelton, TN 37080.

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 do 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 in 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.

Heather Mitchell Date: 9/12/24
Heather Mitchell

Nicholas Orion Mitchell By Heather Mitchell His appointed guardian Date: 9/12/24
Nickolas Orion Mitchell
By: Heather Mitchell
His Appointed Guardian

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Dickson

Personally appeared before me, a Notary Public of said County and State, Heather Mitchell, the within named Grantor(s), 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, at office, this 12 day of September, 2024.

NOTARY PUBLIC

My Commission Expires: 11-17-24

STATE OF TN

COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Heather Mitchell with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the appointed Guardian of Nickolas Orion Mitchell, Minor Child, , and is authorized to execute this instrument on his behalf by virtue of Order Approving Contract For The Sale of Real Property entered In Re: The Guardianship of Nickolas Orion Mitchell, Minor Child, Case No. 24P1011, Seventh Circuit Court of Davidson County, Tennessee.

Witness my hand, at office, this 12 day of September 2024.

NOTARY PUBLIC

My Commission Expires: 11.17.24

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Debbie Paulsson, 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 9/12/24 (date of document).

D Paulsson
Affiant Signature

9/17/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

