This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 1251653 DEEDWARR
03/25/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20250325-0022244

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Mitch Gregory Fielder and Rebecca Kathleen Fielder	Same as New Owner
5552 Hillview Dr	
Brentwood, TN 37027	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Bradley Peter Rempel and Rebekah Helen Rempel** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Mitchell Gregory Fielder and Rebecca Kathleen Fielder, Husband and Wife** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 45, as shown on the map entitled Section Three Oak Hill Estates, of record in Book 4860, Page(s) 3 through 5, inclusive, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to H. Raymond Langlois and wife, Carolyn S. Langlois by Warranty Deed from R.R. Harris, Jr., Trustee of record in Book 5087, page 185, Register's Office for Davidson County, Tennessee, dated Unknown and recorded on November 12, 1976.

Being the same property conveyed to Bradley Peter Rempel and Rebekah Helen Rempel by Warranty Deed from H. Raymond Langlois and wife, Carolyn S. Langlois of record in Instrument No. 20240508-0033961 Register's Office for Davidson County, Tennessee, dated May 07, 2024 and recorded on May 08, 2024.

Tax Parcel #160-09-0-035.00
Known as 5552 Hillview Drive, Brentwood, TN 37027

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 day of March, 2025.

GRANTOR:

Bradley Peter Rempel
Bradley Peter Rempel

Rebekah Helen Rempel
Rebekah Helen Rempel

STATE OF TENNESSEE

COUNTY OF Maury

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared **Bradley Peter Rempel and Rebekah Helen Rempel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of March, 2025.

Teresa J Smith
Notary Public
My Commission Expires: _____

(SEAL)

TERESA J. SMITH
State of Tennessee Notary Public
MAURY COUNTY
MY COMMISSION EXPIRES JULY 28, 2025

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$1,650,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24 day of March, 2025.

Teresa J Smith
Notary Public
My Commission Expires: _____

(SEAL)

TERESA J. SMITH
State of Tennessee Notary Public
MAURY COUNTY
MY COMMISSION EXPIRES JULY 28, 2025

A TITLE SEARCH MAY HAVE BEEN COMPLETED BUT NOT BY THE PREPARER OF THIS INSTRUMENT. THE PREPARER MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3/24/2025.

Affiant Signature

3/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY