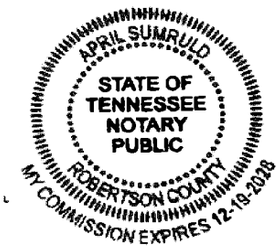
Karen Johnson Davidson County
Batch# 1253380 DEEDWARR
03/28/2025 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20250328-0023375

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $730,000.00. Carver Coats Affiant Subscribed and sworn to before me, this the 26th day of March, 2025. April Sumruld Notary Public My commission expires: 12.19.2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Justin Tyler Brown and Mary Helen Simmons	Encore Lending Group	141-05-0A-019.00-CO
821 Donecaster Lane	2016 Wesley Street	
Nashville, TN 37221	Johnson City, TN 37601	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **OSCAR JAMES MITCHELL AND VALERIE LYNN MITCHELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN TYLER BROWN AND MARY HELEN SIMMONS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 19, on the Final Plat, Avondale Park, Phase 1, Section 1B, of record in Instrument No. 20120321-0024110, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Oscar James Mitchell and Valerie Lynn Mitchell, Husband and Wife by Warranty Deed from Kyle L. McMichael and Hillary S. McMichael, as Husband and Wife of record in Instrument No. 20181231-0126531 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on December 31, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 821 Donecaster Lane, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of March, 2025.

Oscar James Mitchell

Valerie Lynn Mitchell

Valerie Lynn Mitchell

STATE OF MASSACHUSETTS
COUNTY OF NORFOLK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Oscar James Mitchell and Valerie Lynn 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of ~~March, 2025~~.

~~Notary Public~~

My Commission Expires: 2/15/2030

Michael J. O'Sullivan

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 26. 2025.

Affiant Signature

28th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028