WARRANTY DEED

MINDY MCCOMBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $530,000.00

Affiant

Subscribed and sworn to me on 04/14/25.

NOTARY PUBLIC

My Commission Expires: ~~1/31/29~~ AM 1/31/29

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1260053 DEEDWARR
04/15/2025 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250415-0028442

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	
Donald D. Mullen 1218 Chickadee Circle Hermitage, TN 37076	SAME AS NEW OWNER	098 06 0B 032.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christopher L. Dittmore and Brenda L. Dittmore, Trustees of the Dittmore 1989 Trust dated December 18, 1989, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Donald D. Mullen and Carolyn S. Mullen, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit A, of Lot 57D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Christopher L. Dittmore and Brenda L. Dittmore, Trustees of the Dittmore 1989 Trust dated December 18, 1989 by Warranty Deed from Christopher D. Smith and M. Kathaleen Smith, husband and wife of record in Instrument No. 20221116-0122073 Register's Office for Davidson County, Tennessee, dated November 10, 2022 and recorded on November 16, 2022.
>
> This is Improved property known as 1218 Chickadee Circle, Hermitage, TN 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 04/11/2025.

DITTMORE 1989 TRUST DATED DECEMBER 18, 1989

CHRISTOPHER L DITTMORE

By: CHRISTOPHER L. DITTMORE
Its: Trustee

BRENDA L DITTMORE

By: BRENDA L. DITTMORE
Its: Trustee

STATE OF Texas
COUNTY OF Tarrant

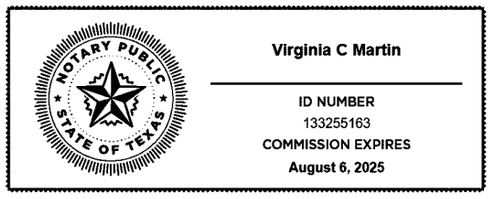
On this 11th day of April, 2025, before me, the undersigned Notary Public, personally appeared CHRISTOPHER L. DITTMORE, known to me (or proved to me on the basis of satisfactory evidence), to be the Trustee of the DITTMORE 1989 TRUST DATED DECEMBER 18, 1989, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of Trustee of the DITTMORE 1989 TRUST DATED DECEMBER 18, 1989, by himself as such trustee.

Witness my hand and official seal on 04/11/2025.

Virginia C. Martin

NOTARY PUBLIC

My Commission Expires: 08/06/2025



Electronically signed and notarized online using the Proof platform.

STATE OF Texas
COUNTY OF Tarrant

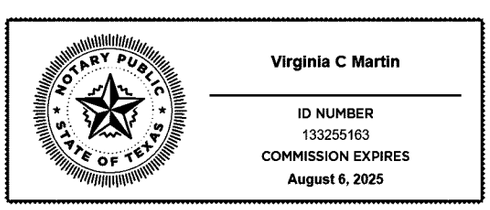
On this 11th day of April, 2025, before me, the undersigned Notary Public, personally appeared BRENDA L. DITTMORE, known to me (or proved to me on the basis of satisfactory evidence), to be the Trustee of the DITTMORE 1989 TRUST DATED DECEMBER 18, 1989, the within named bargainor, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of Trustee of the DITTMORE 1989 TRUST DATED DECEMBER 18, 1989, by herself as such trustee.

Witness my hand and official seal on 04/11/2025.

Virginia C. Martin

NOTARY PUBLIC

My Commission Expires: 08/06/2025



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **April 11, 2025.**

Signature 04/11/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 11th day of April, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY