Karen Johnson Davidson County
Batch# 1260851 DEEDWARR
04/17/2025 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20250417-0029496

Name and Address of New Owner:
Mitchell and Adrian Trawick
7004 Vanderbilt Road
Old Hickory, Tennessee 37138

Send Tax Bills To:
Mitchell and Adrian Trawick
7004 Vanderbilt Road
Old Hickory, Tennessee 37138

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 076-01-0-063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Reindeer Renovations, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mitchell and Adrian Trawick, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of HIDDEN HILL of record in Plat Book 4860, Page 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Reindeer Renovations LLC by Warranty Deed from Teresa Morgan, Administrator of Estate of Bruce Yonce, of record in Instrument Number 20240417-0029398, in the Register's Office of Davidson County, Tennessee, dated April 16, 2025 and recorded on April 17, 2025.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of April, 2025.

Reindeer Renovations, LLC

By: _____ (SEAL)
Rudy Mahosky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2025, before me personally appeared Rudy Mahosky of Reindeer Renovations, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of April, 2025.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

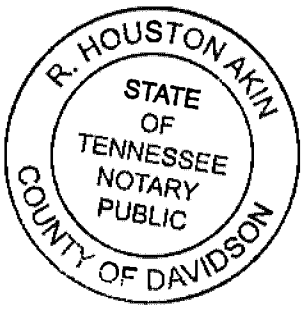
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of April, 2025.

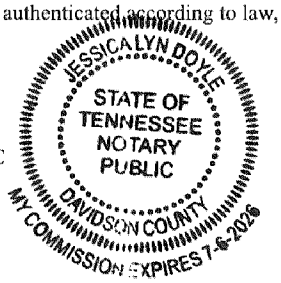
Notary Signature
My commission expires: 5/9/26



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 April 16, 2025

April 17, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 17 day of April, 2025.

Notary Public:

My Commission Expires: 7.6.26