THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350388**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $720,000 00 Affiant Sworn to before me, this 24th day of Notary Public My Commission Expires 10/4/27

Karen Johnson
Batch # 1264984
04/25/2025 10 38 44 AM
Fees $13 00 Taxes $2,664 00
20250425-0031910

Davidson County
DEEDWARR
2 pgs

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner. Matthew Mitchell and Sarah Mitchell 929 Brenton Park Court Brentwood TN 37027	Send Tax Bills To New Owner	Tax Information: Tax Parcel ID No 160 15 0B 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barry L. Padgett and wife, Linda Lee Padgett,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Mitchell and Sarah Mitchell, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of the Final Plat of BENTON PARK, of record in Plat Book 7900, Page 820, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barry L Padgett and wife, Linda Lee Padgett, by Quitclaim Deed from Barry L Padgett, of record in Instrument No. 20170404-0032859, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017 and recorded on April 04, 2017.

Being the same property conveyed to Barry L Padgett, by Quitclaim Deed from Kim Padgett, of record in Instrument No 20130416-0037869, in the Register's Office of Davidson County, Tennessee, dated April 09, 2013 and recorded on April 16, 2013.

Being the same property conveyed to Barry L Padgett and wife, Kim Padgett, by Warranty Deed from Lee H Pease a/k/a Lee Hunt and husband, Bryan N. Hunt, by and through, Lee Hunt f/k/a Lee H Pease, Attorney In Fact, of record in Instrument No 20100702-0052332, in the Register's Office of Davidson County, Tennessee, dated June 30, 2010 and recorded on July 02, 2010

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BENTON PARK, as recorded in Plat Book 7900, Page(s) 820

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD GARDENS, as recorded in Plat Book 1130, Page 16.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9488, Page 505.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 7808, Page 441, Book 7808, Page 498, Book 7808, Page 501 and Book 8149, Page 919, and Book 10360, Page 351 Easement for Water Main, recorded in Book 10360, Page 407.

Common and Openspace document recorded in Book 10078, Page 727.

This is improved property located at 929 Brenton Park Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2025

Barry L Padgett

Linda Lee Padgett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barry L Padgett and Linda Lee Padgett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 15th day of April, 2025

CHAD L PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: