This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-6113-TM

Karen Johnson Davidson County
Batch# 1283452 DEEDWARR
06/09/2025 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250609-0045103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 4th day of June, 2025.

April Sumruld
Notary Public
My Commission Expires: 12-19-2028

APRIL SUMRULD NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeremy Long and Johnathan D. Mitchell 756 Oakdell Avenue Madison, TN 37115	CMG Mortgage, Inc 3160 Crow Canyon Road. Suite 400 San Ramon, CA 94583	052 01 0 242.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Trinity J. Mellon, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Jeremy Long, and Johnathan D. Mitchell** (individually and/or collectively, "Grantee"), 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. 7 and the South one-half of Lot No. 8 of Block A on the map of RESUBDIVISION OF POWER & ROTH SUB. WHICH IS A PART OF MADISON PARK SUB., of record in Plat Book 843, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Trinity J Mellon, an unmarried man, by Warranty Deed from Bertoldo Carreon and Monica Noemi Ramirez, husband and wife, of record in Instrument No. 20180525-0050539, in the Register's Office of Davidson County, Tennessee, dated May 22, 2018 and recorded on May 25, 2018

This is improved property located at: **756 Oakdell Avenue, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee that 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 3rd day of June, 2025.

GRANTOR:

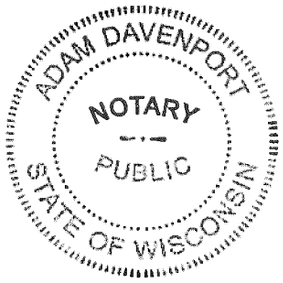
Trinity J. Mellon

STATE OF WISCONSIN
COUNTY OF DANE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trinity J. Mellon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of June, 2025.

Notary Public
My Commission expires: 5/10/2029



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 June 4. 2025.

Affiant Signature

9th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

