Karen Johnson
Batch # 1293768
07/03/2025 01 11 08 PM
Fees $13 00 Taxes $3,182 00
Davidson County
DEEDWARR
2 pgs
20250703-0052785

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

File No ML-25-10109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000 00

Amanda Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William Mitchell and Amanda Mitchell	Same as New Owner	
(NAME)	(NAME)	
1600 Daphne Court		171-03-0B-105 00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Alexis Bartley Paulson and David Paulson, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Mitchell and Amanda Mitchell, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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(s) 19, as shown on the map entitled Section Seven, Fredericksburg, of record in Plat Book 7900, Page 509 and Book 9700, Page 405, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Alexis Bartley Paulson and David Paulson, wife and husband by Warranty Deed from William Alan Gibson, Sr. and wife, Sandra P. Gibson of record in Instrument No. 20150909-0091754 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 9, 2015.

This is property more commonly known as 1600 Daphne Court, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs and assigns forever, and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs 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 my/our hand this 30th day of June, 2025.

Alexis Bartley Paulson

David Paulson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2025, before me personally appeared Alexis Bartley Paulson and David Paulson, 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 30th day of June, 2025.

Notary Signature
My commission expires: 3-3-2026



Return to:
Rudy Title & Escrow, LLC
POST RECORDING
608 Shelby Avenue
Nashville, TN 37206