Karen Johnson
Batch # 1316969
09/02/2025 12 27 55 PM
Fees $13 00 Taxes $1,332 00

Davidson County
DEEDWARR
2 pgs

20250902-0069968

This Instrument Prepared by & Return to
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Wayne Mitchell 116 Shepherd Hills Dr Madison, TN 37115	James Wayne Mitchell 116 Shepherd Hills Dr Madison, TN 37115	034030-036.00

THIS INDENTURE, made this 29th day of August, 2025 between

Ross Murry Caroland and Rex Barry Caroland

of Davidson County and Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

James Wayne Mitchell, a married man

of Davidson County Tennessee, hereinafter referred to as **Grantee**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1 00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 23 on the Plan of Shepherd Hills, Section I, of record in Book 2331, Page 46, Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 135 feet on the Northeasterly side of Shepherd Hills Drive and runs back 374.5 feet on the Northwesterly line and 429.1 feet on the Southeasterly line, which is a broken line, to a deadline in the rear on which it measures 52 feet.

Being the same property conveyed to Thomas M. Caroland, Jr. and wife, Carolyn J. Caroland by Warranty Deed dated 8/31/1967 from Dana E. Jester and wife, Barbara T. Jester of record in Book 4170, Page 803, Register's Office for Davidson County, Tennessee. Carolyn J. Caroland having predeceased Thomas M. Caroland, Jr. and Thomas M. Caroland, Jr., aka Thomas Murry Caroland, Jr. having died 9/16/2024, and by the Last Will and Testament of Thomas Murry Caroland, Jr., deceased, of record in Instrument No. 20250811-0063525 and Order Granting Probate of Will as Muniment of Title Only, of record in Probate Court Clerk's Office for Davidson County, Tennessee, File No. 25P1341, and of record in Instrument No. 20250811-0063524, Register's Office for Davidson County, Tennessee, devising said property to Ross Murry Caroland and Rex Barry Caroland.

This is (X) improved ( ) unimproved property known as: 117 Shepherd Hills Dr , Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2025 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written

Ross Murry Caroland

Rex Barry Caroland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ross Murry Caroland and Rex Barry Caroland, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 29th day of August, 2025.

Notary Public
My Commission Exp·_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $360,000.00

Affiant

Sworn to and subscribed before me, this 29th day of August, 2025

Notary Public
My Commission Exp·_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027