This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $280,000.00.

Affiant

Subscribed and sworn before me this the 9 day of October, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1333750 DEEDWARR
10/15/2025 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20251015-0081887

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shelley Mitchell	Shelley Mitchell	033-15-0 019.00
Ross Mitchell	Ross Mitchell	
5571 SW 94th Ave	5571 SW 94th Ave	
Cooper City, FL 33328	Cooper City, FL 33328	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIGETTE FRANKLIN-MASSEY, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHELLEY MITCHELL AND ROSS MITCHELL,WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Primrose Acres, Section Three, of record in Book 2900, page 71, Register's office for Davidson county, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Carliss A. Scales and wife, Barbara J. Scales, by deed dated 02/23/1995, from Gilbert L. Turner and wife, Pauline P. Turner, of record in Book 9611, page 798, Register's Office for said County.

The said Carliss A. Scales having since died on or about 06/22/2022, leaving Barbara J. Scales as the surviving tenant by the entirety.

The said Barbara J. Scales having since died testate on 06/01/2025; see Probate Case Number 25P1276, Davidson County, Tennessee. See also Last Will & Testament of Barbara J. Scales of record in Instrument No. 20250818-0065696; and Order of record in Instrument No. 20250818-0065695, Register's Office for said County. The said Last Will & Testament of Barbara J. Scales devised the above described real property to Grantor as residuary beneficiary.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 905 Sun Valley Dr., Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of October, 2025.

Brigette Franklin-Massey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brigette Franklin-Massey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2025.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/9/2025. (date of document).

Affiant Signature

10-14-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

