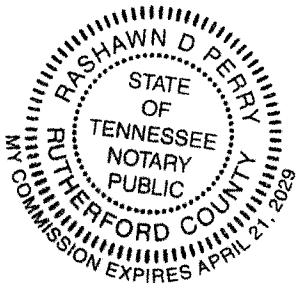
Karen Johnson Davidson County
Batch# 1355342 DEEDWARR
12/08/2025 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20251208-0097536



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me, this the 5 day of December, 2025

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Mina Metry and Christina Dany	NEW OWNER	176-06-0A-138-00
7637 Gunners Landing Drive	7637 Gunners Landing Drive	
Nashville, TN 37013	Nashville TN 37013	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Terence Mitchell, Jr., married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mina Metry and Christina Dany, husband and wife as Joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 138 on the Plan of Final Subdivision Plat, Heritage Landing – Phase 2, of Instrument Number 20210409-0047646, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Terence Mitchell, Jr., an unmarried man, by Special Warranty Deed from D.R. Horton, Inc., a Delaware corporation, dated 4/6/2022 and recorded 4/13/2022 in Instrument No. 20220413-0042660, Register's Office for Davidson County, Tennessee.

The Said Ashley Mitchell, hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights, title, and interest in the above described property by virtue of her marriage to Terence Mitchell, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Declaration of Covenants, Conditions and Restrictions and By-Laws and HOA Charter of record in Instrument No. 20200228-0022299, as supplemented and amended in Instrument No. 20200603-0057207, Instrument No. 20210115-0007079, Instrument No. 20211216-0166733 and Instrument No. 20240903-0067622; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200122-0008042; Conveyance of Common Areas of record in Instrument No. 20230517-0036834; Sewer Easements of record in Book 7468, Page 520, Book 11042, Page 582, Book 11042, Page 586, Book 7461, Page 865, Book 7468, Page 520 and Instrument No.

20071003-0118061; and all existing easements and all other matters as shown on plat of record in Instrument Number 20210409-0047646, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7637 Gunners Landing Drive, Nashville, TN 37013

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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(s) this 4th day of December, 2025

Terence Mitchell, Jr.

Ashley Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2025, before me personally appeared Terence Mitchell, Jr., and Ashley Mitchell 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 4th day of December, 2025.

Notary Signature
My commission expires:

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 5, 2025.

J. Carlton Drumwright

December 5, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 5, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY