Karen Johnson Davidson County
Batch# 1369170 DEEDWARR
01/12/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260112-0002799

WARRANTY DEED

File No. AP-26-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 NUMBER
Lauren R. Mitchell and Trevor Mitchell	LEGACY HOMELOANS, LLC NEW OWNER etc	
(NAME)	(NAME)	
3810 Sugartree Place	408 HIGHWAY 76	071-16-0-363.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	WHITE HOUSE, TN 37188	
(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, **Brian Straessle, an unmarried man and Breeanna Beckham, formerly known as Breeanna Straessle, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren R. Mitchell and Trevor Mitchell, wife and husband** 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 No. 4 on the Plan of Tom Joy Subdivision, as shown of record in Plat Book 3600, Page 47, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 74.0 feet on the southwesterly margin of North 6th Street and extends back 134.3 feet on the northwesterly line and 153.8 feet on the southeasterly line to a dead line in the rear on which it measures 42.5 feet.

Being the same property conveyed to Charles Houston Peacock and wife, Ann Delores Peacock by Warranty Deed from Andrew Ewing, Trustee of record in Book 3913, Page 589, Register's Office for Davidson County, Tennessee, dated July 12, 1965 and recorded on Juuly 19, 1965.

Final Decree of Divorce of Ann Sisney Peacock and Charles Houston Peacock, bearing Docket No. 72838, dated March 4, 1977, in the Circuit Court for Davidson County, Tennessee and of record in Book 7933, Page 313, in the Register's Office for Davidson County, Tennessee. Property was awarded to Charles Houston Peacock.

Said Charles Houston Peacock having deceased on or about November 24, 2020. Affidavits of Heirship, of record in Instrument No.20210609-0077320 and Instrument No..20210609-0077321 designate sole Heirs as Charlotte Peacock, Gerald Sisney, Alyssa Leonard and Curtis Peacock.

Being the same property conveyed to Brian Straessle and Breeanna Straessle, husband and wife by Warranty Deed from Curtis Peacock, Alyssa Leonard, Charlotte Peacock, Gerald Sisney of record in Instrument No. 20210730-0102682 Register's Office for Davidson County, Tennessee, dated July 22, 2021 and recorded on July 30, 2021.

Brian Straessle and Breeanna Beckham, formerly known as Breeanna Straessle, having since divorced pursuant to the Final Decree of Divorce as shown in Case No. 24D1567 in the Circuit Court for Davidson County, Tennessee.

This is property more commonly known as 1318 North 6th Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 8th day of January, 2026.

Brian Straessle

Breeanna Beckham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2026, before me personally appeared Brian Straessle, 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 8th day of January, 2026.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2026, before me personally appeared Breeanna Beckham, 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 8th day of January, 2026.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

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 January 8, 2026

Affiant Signature

12th day of January, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028