Karen Johnson Davidson County
Batch# 1382827 DEEDWARR
02/19/2026 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20260219-0013280

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-36914-26

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of FEB 2026

NOTARY PUBLIC

My commission expires: 9-5-2028

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrell & Nichole L. Mitchell 2889 Whitebirch Drive, Hermitage, TN 37076	Same address as new owner	097-02-0A-653-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($ 499,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Amber Stephens and Adrian Smith, wife and husband**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Terrell Mitchell and Nichole L. Mitchell, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 653 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 7 of record in Plat at Instrument No. 20170426-0040821, 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 Amber Stephens and Adrian Smith, wife and husband, from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee corporation, by Warranty Deed dated December 11, 2017 and recorded February 14, 2017 in Instrument #20171214-0127512, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2889 Whitebirch Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13 day of February, 2026

GRANTOR(S)

Adrian Smith

Amber Stephens

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, a Notary Public, Adrian Smith and Amber Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13 day of February, 2025

Notary Public

Andrea Zenobia Postell

Printed Notary Name

My commission expires: 5-14-2029

ANDREA ZENOBIA POSTELL NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 05/14/2029

Certificate of Authenticity

I, Holly A. Mason, 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 February 17, 2026.

Affiant Signature

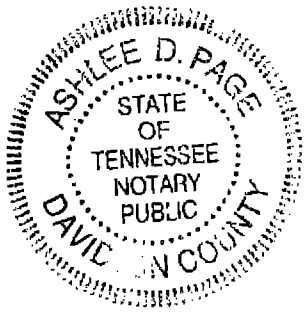
2/17/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of February, 2026.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026