Prepared by:
Record and Return To:
Bateman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1387682 DEEDWARR
03/03/2026 12:55:21 PM 2 pgs
Fees: $13.00 Taxes: $17,760.00

20260303-0016752

File #26-TL-0259-COMP

(SEAL)
ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $4,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brooke Mitchell and Tyler Mitchell	New Owner	
(NAME)	(NAME)	**129 02 0 052.00**
259 Vaughn Gap Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

AMY C. PORTERFIELD AND HOBERT G. PORTERFIELD, JR, TRUSTEES OF FIRE AWAY LIVING TRUST DATED JANUARY 29, 2015,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TYLER MITCHELL AND BROOKE MITCHELL, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of WEST MEADE FARMS, INC., SECTION IV, as of record in Book 1835, Page 94, Register's Office.

Said Lot No. 2 fronts 200 feet on the westerly side of Vaughns Gap Road and runs back 514.3 feet on the northerly line and 449.5 feet on the southerly line to a deadline, measuring 258.7 feet thereon.

Being the same property conveyed to Hobert G. Porterfield, Jr. and Amy C. Porterfield, Trustees under Porterfield Living Trust, its successors and assigns by Quit Claim Deed from Amy Porterfield and Hobert G. Porterfield, wife and husband, of record in Instrument No. 20211129-0156660, in the Register's Office of Davidson County, Tennessee, dated November 22, 2021 and recorded on November 29, 2021. Per amendment to the Porterfield Living Trust, said Trust is now known as the Fire Away Living Trust, dated January 29, 2015 (see Certification of Trust recorded simultaneously herewith of record in Instrument No. 20260303-0016751, said Register's Office).

Being the same property conveyed to Amy Porterfield and Hobert G. Porterfield, wife and husband by Warranty Deed from MAC, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201119-0136111, in the Register's Office of Davidson County, Tennessee, dated November 16, 2020 and recorded on November 19, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, INC., SECTION IV, as recorded in Plat Book 1835, Page(s) 94.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2022, Page 209.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **259 Vaughns Gap Road, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd day of March, 2026.

Fire Away Living Trust dated January 29, 2015

By: _____
Amy C. Porterfield, Trustee

By: _____
Hobert G. Porterfield, Jr, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2026, before me personally appeared Amy C. Porterfield and Hobert G. Porterfield, Jr, Trustees of Fire Away Living Trust dated January 29, 2015, 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 2nd day of March, 2026.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028