Karen Johnson Davidson County
Batch# 1397455 DEEDWARR
03/25/2026 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260325-0023789

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-37818-26

WARRANTY DEED

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of March ,2026

NOTARY PUBLIC

My commission expires: 9/15/27

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
Derica L Mitchell and William P. Mitchell 5124 Kensal Drive Antioch, TN 37013	Same address as new owner	150-12-0B-220-00 CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($ 465,000.00) 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, **Mitchell A. Gray, Jr. and Mia McCain Gray, husband and wife**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Derica L. Mitchell and William P. Mitchell , wife and husband**, 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 220 on the Plan of Final Plat of Section 2, Kensal Green, a residential P.U.D. subdivision, of record in Instrument #20180313-0023861, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mitchell A. Gray, Jr., and Mia McCain Gray, husband and wife, from Mitchell A. Gray, Jr., and Mia McCain Gray, who acquired title as Mia M. McCain, husband and wife, by Quitclaim Deed dated January 17, 2020 and recorded January 31, 2020 in Instrument #20200131-0011550, 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: 5124 Kensal Drive, Antioch, TN 37013

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 24 day of March, 2026

GRANTOR(S)

Mitchell A. Gray, Jr.

Mia McCain Gray

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Mitchell A. Gray, Jr. and Mia McCain Gray, 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 24 day of March, 2026.

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Certificate of Authenticity

I, Joshua A. Terry, 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 3/24/26.

Affiant Signature – Joshua A. Terry

3/25/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/25/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27