Karen Johnson Davidson County
Batch# 1419392 DEEDWARR
05/12/2026 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260512-0042721

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $465,000.00

Affiant

Subscribed and sworn before me this the 11th day of May, 2026.

Notary Public
My commission expires: 09/16/2029

ELVIRA DEO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/2029
COUNTY OF RUTHERFORD

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Darlene Frances Mazrimas 1529 Goldfinch Cir Hermitage, TN 37076		098-06-0A 028.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DONALD WILHOYTE, UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DARLENE FRANCES MAZRIMAS, A WIDOWED WOMAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Final Plat of Phase I, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, corrected by Surveyor's Certificate of Correction in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Description is the same as in the previous deed of record.

Being the same property conveyed to Donald Wilhoyte and wife, Connie Wilhoyte, by deed dated 12/06/2006, from Newmark Homes, L.P., a Texas Limited Partnership, of record in Instrument No. 20061208-0151888, Register's Office for said County.

The said Connie Wilhoyte having since died on 03/16/2022 leaving Donald Wilhoyte as the sole tenants by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1529 Goldfinch Cir, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 11th day of May, 2026.

Donald Wilhoyte

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald Wilhoyte, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2026.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202605120042721

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **05/11/2026** (date of document).

Jami K Averwater

Affiant Signature

05/12/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **12th** day of **May**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

