26-6084

Karen Johnson Davidson County
Batch# 1421134 DEEDWARR
05/15/2026 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,449.29
20260515-0043931

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF Wilson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,700.00.<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS<br>**05/04/2026**<br><br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:
11-20-29

# *WARRANTY DEED*

*This Instrument Prepared by and Return To:*

FOUR STAR TITLE LLC

2500 N. Mt. Juliet Rd. Mt. Juliet, TN 37122
File #26-6084

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Paul Daniel Mullins and Emily Mullins** | **Legacy Home Loans, LLC DBA Steadfast Mortgage ISAOA/ATIMA** | **075-04-0-053.00** |
| **4530 Baton Rouge Drive, Hermitage, TN 37076** | 2 Cadillac Drive<br>Brentwood, TN 37027 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Angela Fisher and Brent Fisher, wife and husband,,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Daniel Mullins and Emily Mullins, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being all of Lot No.287 on the Plan of Section Five, Tulip Grove, of record in Plat Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Angela Fisher and Brent Fisher, wife and husband, by Warranty Deed from Ronald Mark Frieden Jr., an unmarried man, dated September 21, 2015, of

record in Instrument No. 20150925-0097684, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4530 Baton Rouge Drive, Hermitage, TN 37076-1505**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 4th day of May 2026.

Angela Fisher

Brent Fisher

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Angela Fisher and Brent Fisher**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 4th day of May 2026

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

NOTARY PUBLIC

My Commission Expires:
11-2029

**Tennessee Certification of Electronic Document**

I, Bailey Warren, 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 May 4, 2026 (date of document).

Bailey Warren
Affiant Signature

5-15-2026
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 15 day of May, 2026.

Notary's Signature

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 11/20/29