Karen Johnson Davidson County
Batch# 1427482 DEEDWARR
06/03/2026 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20260603-0049916

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $800,000.00. _____ **Affiant** Subscribed and sworn to before me, this 1st day of June, 2026. _____ Notary Public My Commission Expires: _____

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

Address New Owner As Follows:
Lyndse Mitchell
Paul Andrew Mitchell III
6755 Holt Road
Nashville, TN 37211

Send Tax Bills To:
SAME

Map-Parcel Number:
180-00-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELEN M. CATES, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LYNDSE MITCHELL AND PAUL ANDREW MITCHELL III, wife and husband**, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A tract of land containing 3.00 acres according to a survey made by Dye and Underwood in July, 1971 located in the Sixth Civil District of Davidson County, Tennessee, fronting on the south side of Holt Road and begin more particularly described as follows:
>
> Commencing at an iron pin in the south margin of Holt Road at the northeast corner of a tract of land conveyed from Dorothy Gillespie to James D. Turner and wife, Lula S. Turner, by deed of record in Book 4527, page 810, Register's Office for Davidson County; thence South 84 deg. 26 min. East along the south margin of Holt Road 174.75 feet to an iron pin; thence South 00 deg. 45 min. East 753 feet to an iron pin in the south margin of the Dorothy Gillespie land; thence North 82 deg. 32 min. West 172 feet to an iron pin in the southeast corner of the said Turner tract; thence North 01 deg. 00 min. West along the eastern boundary of said Turner tract 747.5 feet to the point of beginning.
>
> Being the same property conveyed to Hugh C. Cates and wife, Helen M. Cates, by deed from Ralph W. Mosely and Juli A. Mosley, of record in Book 4811, page 570, dated May 2, 1974, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Helen M. Cates, by quitclaim deed from Hugh C. Cates, of record as Instrument No. 20020412-0045805, dated April 12, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Sanitary Sewer Easement of record in Book 10493, page 484, Register's Office for Davidson County, Tennessee.

3. Easement for the flow of the water of Holt Creek and the rights of the public therein.

This is improved property known as 6755 Holt Road, Nashville, TN 37211.

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 and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of June, 2026.

Helen M. Cates

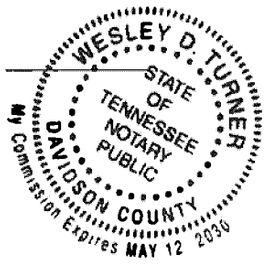
Helen M. Cates

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HELEN M. CATES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of June, 2026.

Notary Public

My Commission Expires: 

Certificate of Authenticity

I, Christian Reynolds, 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 **June 1, 2026**.

Date

Affiant Signature

June 1, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1** day of **June**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)