Karen Johnson Davidson County
Batch# 1429663 DEEDWARR
06/09/2026 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $703.00
20260609-0051806

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|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 39129 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $190,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 5th day of June, 2026.<br><br>Notary Public<br>My Commission Expires: |

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| William Ramirez Calderon<br>208 Bonnacliff Court<br>Hermitage, TN 37076 | Wellworth Bank<br>400 Highway 52 West<br>Lafayette, TN 37083 | Map and Parcel No.:<br>074 08 0 191.00 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, James Thomas Fountaine, as Conservator for Sharon Mitzel Fountaine AKA Sharon Fountaine-Clark ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to William Ramirez Calderon, married man ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 208 Bonnacliff Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of June, 2026.

GRANTOR:

James T Fountain - conservator

James Thomas Fountaine, as Conservator
for Sharon Mitzel Fountaine
AKA Sharon Fountaine-Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Thomas Fountaine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Conservator for Sharon Mitzel Fountaine AKA Sharon Fountain-Clark, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of June, 2026.

Notary Public
My Commission Expires:

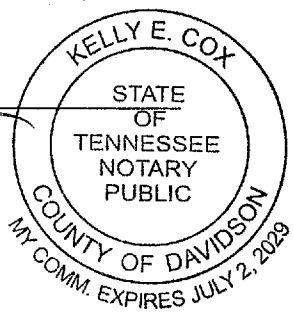


EXHIBIT "A"

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEING Lot No. 861, on the Plan of HERMITAGE HILLS, SECTION 8 of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 861 fronts 35.78 feet on the Westerly margin of Bonnacliff Court and extends back 125.0 feet on the Southerly line and 137.68 feet on the Northerly line to a dead line in the rear on which it measures 127.55 feet.

Being the same property conveyed to Phillip Darrell Clark, II and Sharon M. Fountaine, both unmarried, by Warranty Deed from Billy Joe Ring and wife, Carolyn G. Ring, of record in Instrument No. 20001117- 0114202, in the Register's Office of Davidson County, Tennessee, dated November 15, 2000 and recorded on November 17, 2000.

Being the same property conveyed to Sharon Fountaine-Clark, by Warranty Deed from Phillip Darrell Clark, II And Sharon M. Fountaine, Both Unmarried, of record in Instrument No. 20111019-0081499, in the Register's Office of Davidson County, Tennessee, dated September 10, 2011 and recorded on October 19, 2011.

Sharon Fountaine-Clark and Sharon Mitzel Fountaine being one and the same person. By Order Approving Purchase and Sale Agreement filed March 31, 2026 in Case No. 21P2188 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, James Thomas Fountaine, as Conservator for Sharon Mitzel Fountaine, was authorized and empowered to sell the subject property on behalf of Sharon Mitzel Fountaine in accordance with the terms and conditions set forth more fully in said Order.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION EIGHT, HERMITAGE HILLS, as recorded in Plat Book 3600, Page(s) 24.

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 6/5/26 (date of document).

Affiant Signature

6/5/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

