Karen Johnson Davidson County
Batch# 1433718 DEEDWARR
06/16/2026 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20260616-0054433

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Padraig Francis Boyle and Marti Lynn Dodson, Husband and Wife	First Bank	
	(NAME)	
1413 Ocoee Trl	722 Columbia Ave	053-14-0-075.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Andrew C. Feller, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Padraig Francis Boyle and Marti Lynn Dodson, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 188, in the unrecorded map of Nawakwa Hills, Powwow Addition, Section No. 6, being a subdivision on part of the tract of land containing 41.14 acres more or less. Said Lot No. 188 fronts 50 feet on the easterly side of Ocoee Trail, and extends back between parallel lines n150 feet to a dead line on which it measures 50 feet. The northwest corner of Lot No. 188 being 50 feet easterly from the northeast corner of Lot No. 32 in the Plan of Nawakwa Hills, Powwow Addition Section No. 1, of record in Book 843, Page 79, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andrew C. Feller, unmarried man by Warranty Deed from Courtney Hall, dated January 26, 2018 and recorded January 30, 2018 in Instrument No. 20180130-0009301, Register's Office of Davidson County, Tennessee.

Andrew C. Feller having since been married. Spouse, Jennifer L. Mishlen, joins in this conveyance, but not the warranties herein, to relinquish all rights, marital or otherwise, which she may have in said property by virtue of his marriage to Andrew C. Feller.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1413 Ocoee Trl, Madison, TN 37115
(House Number) (Street) (P.O.Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, 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. 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/our hand(s) this 11TH day of June, 2026.

WARRANTY DEED
(Continued)

Andrew C. Feller

Jennifer L. Mishlen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew C. Feller and Jennifer L. Mishlen, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 11TH day of JUNE, 2026.

Date: 6-15-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY