Karen Johnson Davidson County
Batch# 1445672 DEEDWARR
07/14/2026 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260714-0063169

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/21/2030

(AFFIX SEAL)

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH26-11474

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mitchell Cullen Hynes and Amanda Hynes, husband and wife 2712 Alvin Sperry Pass Mount Juliet, TN 37122	Mitchell Cullen Hynes and Amanda Hynes 2712 Alvin Sperry Pass Mount Juliet, TN 37122	110 03 0A 059.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew Littlejohn and Angela Littlejohn, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mitchell Cullen Hynes and Amanda Hynes, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 59, on the Final Plat, PHASE 2, LAKESIDE MEADOWS, of record in Plat Instrument 20080512-0048984, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew Littlejohn, a married person, by Quit Claim deed from Andrew Littlejohn, a married person, who acquired title as an unmarried man, herein joined by his spouse, Angela Marie Littlejohn, of record in Instrument No. 20211223-0170080, in the Register's Office of Davidson County, Tennessee, dated November 8, 2021 and recorded on December 23, 2021.

Being the same property conveyed to Andrew Littlejohn, an unmarried man, by Warranty deed from Thomas Spirito and Katheryn M. Spirito, husband and wife, of record in Instrument No. 20190315-0024047, in the Register's Office of Davidson County, Tennessee, dated March 14, 2019 and recorded on March 15, 2019.

Tax identification No. 110 03 0A 059.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2712 Alvin Sperry Pass, Mount Juliet, TN 37122

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 8th day of July, 2026

Andrew Littlejohn

Angela Littlejohn

STATE OF ~~TENNESSEE~~

COUNTY OF Bucks

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Andrew Littlejohn and Angela Littlejohn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Bucks County, ~~Tennessee~~, this 6 day of July, 20 26

Notary Public

My Commission Expires: 1/9/2027

Commonwealth of Pennsylvania - Notary Seal
Kenneth Wayne Jeffrey-Rodgers, Notary Public
Bucks County
My Commission Expires January 9, 2027
Commission Number 1230168

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 6th day of July, 2026.

Blake Harris Reynolds
Date: 7/9/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of July, 2026.

Notary Public
My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY