Karen Johnson Davidson County
Batch# 1448882 DEEDWARR
07/17/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20260717-0064972

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$200,000.00**

Subscribed and sworn to before me this 14th day of July, 2026.

Notary Public **Affiant**
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jimmy R. Mitchell **1402 Clarke St** **Old Hickory, TN 37138**	**Jimmy R. Mitchell** **525 General Kershaw Dr.** **Old Hickory, TN 37138**	**053-03-0-237.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Susan Lynn Gifford, Executrix of the Estate of James Bridges Dillehay**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Jimmy R. Mitchell, an unmarried man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Section B, Village of Old Hickory a/k/a E.I. duPont de Nemours and Company's Subdivision, of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 214 fronts 54.64 feet on the Westerly side of Clarke Street and extends back between parallel lines 95 feet to a dead line.

Being the same property conveyed to James Bridges Dillehay by Warranty Deed from Judy K. Koonce and Betty P. Alexander, of record in Instrument Number 20180801-0074877, Register's Office for Davidson County, Tennessee, dated July 26, 2018 and recorded on August 1, 2018.

The said James Bridges Dillehay died testate on or about May 28. 2025, a resident of Davidson County, Tennessee. See Probate Case No. 25P1809, Seventh Circuit Court of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 1402 Clarke St, Old Hickory, TN 37138

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 14th day of July, 2026.

Estate of James Bridges Dillehay

By: Susan Lynn Gifford, executrix
Susan Lynn Gifford, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman**, a Notary Public for said county and State, **Susan Lynn Gifford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of the **Estate of James Bridges Dillehay,** and is authorized by the Estate to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 14th day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 11/26/2028

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 7/14/2026 [DATE].

AFFIANT SIGNATURE

7/14/2026

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 14th day of _____, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

