Karen Johnson Davidson County
Batch# 1475468 DEEDWARR
09/21/2026 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20260921-0087507

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26035-MC

This instrument was prepared by Midtown Title, LLC from information furnished by the parties and/or contained in the public records Midtown Title, LLC is acting solely as the preparer of this instrument and has not conducted a title examination or reviewed a survey in connection with its preparation. Preparation of this instrument does not constitute an opinion or certification by Midtown Title, LLC as to the status of title, matters of survey, or the accuracy or completeness of the legal description or other title matters contained herein.

STATE OF TENNESSEE
COUNTY OF Williamson

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $343,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2026.

Notary Public
My Commission Expires: 1-22-29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel P. Maheu and Katelin Coddington 548 Heritage Lane Madison, TN 37115	**New Owner**	042-07-0A-158.00-CO

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Michele Mitchell, a married man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Samuel P. Maheu and Katelin Coddington, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 412 on the Plan of Heritage Square, Phase Four of record in Plat Book 6250, Page 178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Michele Mitchell by Warranty Deed from MidFirst Bank of record in Instrument No. 202511100089379 Register's Office for Davidson County, Tennessee, dated October 29, 2025 and recorded on November 10, 2025. Further being the same property conveyed to MidFirst Bank by Substitute Trustee's Deed from LLG Trustee TN LLC, as Substitute Trustee of record in Instrument No. 20250411-0027190 Register's Office for Davidson County, Tennessee, dated April 08, 2025 and recorded on April 11, 2025. Furthermore being the same property conveyed to Craig Hall and Adalgisa Hall, husband and wife by Warranty Deed from Alan David Kaufmann, a single man and Marc Christopher Phelps, a single man of record in Instrument No. 20221214-0129494 Register's Office for Davidson County, Tennessee, dated December 09, 2022 and recorded on December 14, 2022.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301 et seq., or other similar statue.

This is ☒ improved or ☐ unimproved property located at: **548 Heritage Lane, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2026.

GRANTOR:

William Michele Mitchell

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **William Michele Mitchell,** the within named Grantor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2026.

Amy T Wilmot
Notary Public
My Commission expires: 11/30/2028

AMY T. WILMOT
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Nov. 30, 2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 18, 2026.

J. Carlton Drumwright

September 18, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 18, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY