Karen Johnson Davidson County
Batch# 483797 DEEDWARR
09/25/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200925-0110756

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Brookney Viator
899 Snow Avenue
Madison, TN 37115

SEND TAX BILL TO:
FirstBank
318 Seaboard Lane Ste 205
Franklin, TN 37067

MAP/PARCEL 043-06-0-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Troy Miszklevitz and wife, Briana Miszklevitz, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Brookney Viator, single woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Dixie Pure Food Company's Subdivision, as of record in Book 161, page 113, and Book 332, page 51, Register's Office for said County, being Lot No. 5 on an unrecorded survey made by J.R. Mauford & Co., Consulting Engineers, October 25, 1960, described as follows:

Beginning on the westerly margin of Snow Avenue, formerly Dortch Street, at a point 178.7 ft. N. of the northerly margin of Thorton Avenue, formerly Anderson Lane, being the corner of Lots No's. 4 and 5 on said survey; thence with said Avenue, N 8' 30" W 80.1 ft. to the corner of Lots Nos 5 and 6 on said survey; thence with the line between said two lots, westwardly 237.1 ft. to the northeast corner of Lot No. 1; thence with the easterly line of said Lot No. 1 southwardly 30.1 ft. to the northwest corner of Lot No. 2; thence with the northerly line of Lot No. 2 and 4, eastwardly 238.2 ft. to the beginning.

Being the same property conveyed to Troy Miszklevitz and Briana Miszklevitz by Special Warranty deed from Deutsche Bank Trust Company Americas as Trustee for RALI 2007-QS6 of record in Instrument No. 20130508-0046458 Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on May 08, 2013.

This is improved property known as: **899 Snow Avenue, Madison, Tennessee 37115**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 25th day of September, 2020.

WITNESS MY HAND on this the 25th day of September, 2020

Troy Miszklevitz

Briana Miszklevitz

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Troy Miszklevitz and Briana Miszklevitz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of September, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of September, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

File No: 200755

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY