This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12508-DJ

Karen Johnson Davidson County
Batch# 672429 DEEDWARR
07/07/2021 02:49:01 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210707-0091526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2021.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexandria T. Veech 2203 Crestline Drive Nashville TN 37214	CrossCountry Mortgage LLC 6850 Miller Road Brecksville OH 44141	084-14-0-198

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, **Kevin O. Miehlke, married**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Alexandria T. Veech, a single woman**, hereinafter called the Grantee, her 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. 42 on the Plan of Donelson Meadows of record in Book 1835, Page 35, 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 Kevin O. Miehlke, a single man, by deed from Mark E. Dickerson, a single man and Kevin O. Miehlke, a single man, of record in Instrument No. 20010813-0086624, Register's Office for Davidson County, Tennessee, dated July 3, 2001 and recorded on August 13, 2001. Also see Warranty Deed in Book 10964, Page 987.

Mark E. Dickerson joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **2203 Crestline Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2021 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 1st day of July, 2021.

GRANTOR:

Kevin O Miehlke

Kevin O. Miehlke

Mark E Dickerson

Mark E. Dickerson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin O. Miehlke and Mark E. Dickerson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22