Prepared by:
Record and Return to:
Chapman & Lowenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 729121 **DEEDWARR**
10/04/2021 08:45:13 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20211004-0132730

File No. BC-21-1273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Samantha Mielke	New Owner	
(NAME)	(NAME)	
785 Cottage Park Drive		060-11-0B-040.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Larissa Michelle DiFante, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha Mielke, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 40 on the Plan of Cottage Park, a Horizontal Property Regime With Private Elements as established by Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151203-0122006, as amended in 20160126-0007567, as Instrument No. 20160928-0102452 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 Larissa Michelle DiFante, an unmarried woman by Warranty deed from D225, LLC, a Tennessee Limited liability company of record in Instrument No. 20180302-0019898 Register's Office for Davidson County, Tennessee, dated March 01, 2018 and recorded on March 02, 2018.

This is property more commonly known as 785 Cottage Park Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 1st day of October, 2021.

Larissa Michelle DiFante by Ryan Lux, attorney in fact

Larissa Michelle DiFante by Ryan Lux,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Larissa Michelle DiFante, and that this instrument was executed on behalf of the said Larissa Michelle DiFante for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 1st day of October, 2021.

Notary Signature
My commission expires:

