Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8358

Karen Johnson Davidson County
Batch# 763415 **DEEDWARR**
11/30/2021 01:12:44 PM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20211130-0158056

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of November, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Layla Mosadegh and Andrew Smalling 239 Rep. John Lewis Way North #602 Nashville, TN 37219	NEW OWNER	093-06-1B-602.00-CO

WARRANTY DEED

FOR AND IN 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,

Michael D. Miller, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Layla Mosadegh, unmarried and Andrew Smalling, unmarried, as tenants in common

HEREINAFTER CALLED THE GRANTEES, 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 602, and one parking space, The Kress Lofts Condominiums, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instrument Nos. 20060324-0034091, 20070419-0047025, 20071220-0146058, 20080118-0006083, 20080331-0032083 and 20070227-0024233, 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 Adam C. Ketron and Michael R. Moore, both unmarried as tenants in common with the rights of survivorship by Warranty deed from Theodore M. Simons and Elisabeth Simons, husband and wife of record in Instrument No.

20150206-0011349 Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on February 06, 2015.
Being the same property conveyed to Michael D. Miller, a single man by Warranty deed from Adam C. Ketron and Michael R. Moore, married to each other of record in Instrument No. 20200423-0042622 Register's Office for Davidson County, Tennessee, dated April 14, 2020 and recorded on April 23, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 239 Rep. John Lewis Way North #602, Nashville, TN 37219

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 so 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.

Dated this the 23rd day of November, 2021.

Michael D. Miller

STATE OF Wisconsin
COUNTY OF Walworth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael D. Miller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lake Geneva (city), Wisconsin (state) this 23rd day of November, 2021.

KARIN TEXIDOR NOTARY PUBLIC STATE OF WISCONSIN

Karin Texidor
Notary Public
My Commission Expires: 07-11-2025