RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 825891 DEEDWARR
03/22/2022 09:47:37 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220322-0032578

File #22-KA-0956-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Nancy Enoch
Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dustin Schletzer	**Same as New Owner**	
(NAME)	(NAME)	**156-02-0-214.00**
956 Beech Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MORGAN NEELY MILLER, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUSTIN SCHLETZER, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 825 on the Plan of Section Four, Harpeth Woods of record in Plat Book 5200, Page 560, 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 Morgan R. Neely, unmarried, by Warranty deed from Lynne J. Wells, unmarried of record in Instrument No. 20160915-0097017 Register's Office for Davidson County, Tennessee, dated September 13, 2016 and recorded on September 15, 2016.

The said Morgan R. Neely having since married is now known as Morgan Neely Miller. Aaron C. Miller, as spouse of the said Morgan Neely Miller, does hereby join in the execution of this deed to convey any and all marital interest he may have in said property.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 5200, Page 560, Register's Office for Davidson County, Tennessee.
* Easement(s) of record in Book 6097, Page 560, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **956 Beech Bend Drive, Nashville, TN 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 21st day of March, 2022.

Morgan Neely Miller

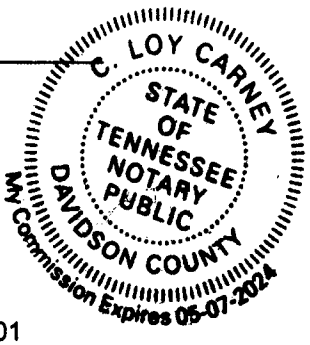
Aaron C. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared MORGAN NEELY MILLER and AARON C. MILLER, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of March, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204