Return to:
Rudy Title and Escrow, LL
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS-V-22-710A

Karen Johnson Davidson County
Batch# 839238 DEEDWARR
04/13/2022 02:27:31 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220413-0043106

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239428

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of April, 2022.

Notary Public
My Commission Expires: 7/9/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn Miedaner and Scott Sung 710A 47th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 091-12-0-075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Michael Helton and Brent Morris, tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Scott Sung, unmarried, and Kathryn Elizabeth Miedaner, unmarried, joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 45, in Block 100, as shown on the map entitled Plan No. 1, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to JOHN M . HELTON AND BRENT MORRIS , AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from ROBERT E. DOLAN AND WIFE, BONNIE H. DOLAN, of record in Instrument No. 20201116-0134900, dated November 10, 2020, said Register's Office.

Being part of the same property further conveyed to JOHN MICHAEL HELTON AND BRENT MORRIS, by deed from JOHN MICHAEL HELTON AND BRENT MORRIS, of record in Instrument No. 20201117-0135435 , dated November 10, 2020 , said Register's Office.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-12-0-075.00.

Matters shown on the Plan of record in Plat Book 57, pages 74-75, said Register's Office.

This is improved property located at 710A 47th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of April, 2022.

John Michael Helton

Brent Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Michael Helton and Brent Morris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2022.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____