2021-833

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 873887 DEEDWARR 06/17/2022 03:27:30 PM 4 pgs Fees: $23.00 Taxes: $2,621.45 20220617-0069941	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $708,500.00 A.A. Wolf AFFIANT Subscribed and sworn to before me, this 19th day of May, 2022 Christine Dorothy Handrahan NOTARY PUBLIC My Commission Expires: 11/22/25

CHRISTINE DOROTHY HANDRAHAN
Notary Public - State of Utah
Commission # 721660
My Commission Expires
November 22, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KES Properties, LLC 143 WINDSOR DR NASHVILLE TN 37205	New Owner	071-15-0-502.00 & 071-15-0-195.00

FOR AND IN CONSIDERATION of the sum of Seven Hundred Eight Thousand, Five Hundred Dollars and No Cents ($708,500.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of January 2022, the undersigned, **A.A. Wolf, Trustee of The Raven of Chota Trust,** hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **KES Properties, LLC, A Limited Liabilty Company,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of and more particularly described as follows:

Tract I:

Land in Davidson County, Tennessee being Lot 1 on the Plan of Stainback Place of record in Instrument No. 20040916-0111749, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey Miles and wife, Nancy Miles, by deed dated July 1, 2013, and recorded July 1, 2013, from Michael W. O'Neill, married, of record in Instrument Number 20130718-0074408, and being further conveyed to Jeffrey Miles, by deed dated December 12, 2018 and recorded December 17, 2018, from Nancy Miles, of record in Instrument Number 20181217-0122518, and being further conveyed to Raven of Chota Trust, J.R. Miles as Trustee, by deed dated December 13, 2019 and recorded December 13, 2019, from Jeffrey Raymond Miles, of record in Instrument Number 20191213-0128841, See Scrivener's Affidavit of record in Instrument Number 20200306-0025500, and being further conveyed to Systemic Lupus Erythematosus Relief Land Trust, M.D. Walker as Trustee, by deed dated April 5, 2020 and recorded April 17, 2020, from Raven of Chota Trust, A.A. Wolf, as Trustee, of record in Instrument Number 20200417-0040386, and being further conveyed to A.A. Wolf Trustee of the Raven of Chota Trust, by deed dated November 10, 2020 and recorded November 16, 2020, from M.D. Walker, Trustee of the Systemic Lupus Erythematosus Relief Land Trust, of record in Instrument Number 20201116-0134808, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee being Lot 2 on the Plan of Stainback Place of record in Instrument No. 20040916-0111749, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raven of Chota Trust, J.R. Miles as Trustee, by deed dated December 12, 2018, and recorded December 13, 2019, from Milestone Ventures I, LLC, of record in Instrument Number 20191213-0128843, and being further conveyed to Third Baptist Parsonage Land Trust, M.D. Walker as Trustee, by deed dated April 5, 2020 and recorded April 17, 2020, from Raven of Chota Trust, A.A. Wolf as Trustee, of record in Instrument Number 20200417-0040385, and being further conveyed to A.A. Wolf, Trustee of the Raven of Chota Trust, by deed dated November 10, 2020 and recorded November 16, 2020, from M.D. Walker, Trustee of the Third Baptist Parsonage Land Trust, of record in Instrument Number 20201116-0134809, Register's Office for Davidson County, Tennessee.

Property Address: 1332 Stainback Avenue Nashville, TN 37207

TO HAVE AND HOLD unto Grantee in fee simple, Grantor covenants lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. This the 7th day of January, 2022.

Further, Amanda A. Wolf (also known as A.A. Wolf herein), as Executrix of the Estate of Jeffrey R. Miles as ordered by the Seventh Circuit of Davidson County, Tennessee on January 17, 2019 and as Trustee of The Raven of Chota Trust as appointed on December 17, 2018, the date of Jeffrey R. Miles' death (also the former Trustee of The Raven of Chota Trust until Amanda A. Wolf's appointment), hereby releases any known and/or unknown claims the Estate of Jeffrey R. Miles and/or The Raven of Chota Trust may have against the real property set forth herein.

A.A. Wolf, Trustee of the Raven of Chota Trust

UTAH
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
SALT LAKE

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **A.A. Wolf, Trustee of the Raven of Chota Trust,** 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 office, this 7th day of January, 2022

Christine Dorothy Handrahan
Notary Public

My Commission Expires: 11/22/25

CHRISTINE DOROTHY HANDRAHAN
Notary Public - State of Utah
Commission # 721660
My Commission Expires
November 22, 2025

Amanda A. Wolf, Executrix of the Estate of Jeffrey R. Miles

Utah
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
Salt Lake

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Amanda A. Wolf, Executrix of the Estate of Jeffrey R. Miles,** 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 office, this 18th day of ~~January~~ May, 2022

Christine Dorothy Handrahan
Notary Public

CHRISTINE DOROTHY HANDRAHAN
Notary Public - State of Utah
Commission # 721660
My Commission Expires
November 22, 2025

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law on 19th day of May 2022.

Dee Ray

5/19/22
Date

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 19th day of May, 2022.

My Commission Expires: 1/26/25

Notary Public

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY