WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFF

T-BMR-22-1908

Karen Johnson Davidson County
Batch# 883048 DEEDWARR
07/01/2022 02:35:52 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20220701-0076863

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miles Family Enterprises 1, LLC	**New Owner**	
(NAME)	(NAME)	
3411 E Briarcliff Road		**072-12-0-248.00**
(ADDRESS)	(ADDRESS)	
Mountain Brook, AL 35223		
(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, **TERESA RANDOLPH, MARRIED AND DEBORAH MAY, SINGLE AND SUSAN CURTIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MILES FAMILY ENTERPRISES 1, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** 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. 325 on the Plan of Section Three, Burchwood Gardens of record in Plat Book 2900, Page 116, 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 Teresa Randolph, Susan Curtis and Deborah May by Executrix Quit Claim deed fromTeresa Randolph, Executrix, and Susan Curtis, Executrix of the Estate of Alma Marie Knowles of record in Instrument No. 20220311-0028734 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 11, 2022.

Further being the same property conveyed to Teresa Randolph, Susan Curtis, and Deborah May devisees of Alma Marie Knowles by Last Will and Testament filed for record in Will Book 2021 Page 1003 in the Probate Court for Sumner County, Tennessee. (Probate Docket 2021-PR-246)

Further being the same property conveyed to John D. Knowles and wife, Alma Knowles by Warranty deed from David B. van Hooser and wife, Joan W. Van Hooser of record in Book 9130, page 710, Register's Office for Davidson County, Tennessee, dated October 27, 1993 and recorded on October 28, 1993.

The said John D. Knowles died on October 16, 1997, leaving Alma Knowles (aka Alma Marie Knowles) as surviving tenant by the entirety.

Alma Knowles (aka Alma Marie Knowles) died testate on December 23, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 116, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3131, Page 464, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1908 Pinehurst Drive, Nashville, Tennessee 37216**.

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 24 DAY OF JUNE, 2022.

Teresa Randolph

Teresa Randolph

Deborah May

Deborah May

Susan Curtis

Susan Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

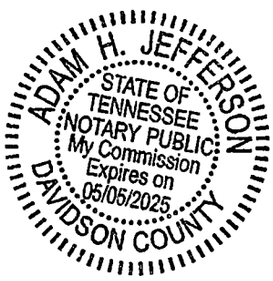


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

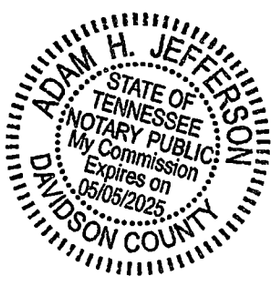


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212