Karen Johnson Davidson County
Batch# 897235 DEEDWARR
08/02/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $6,974.50
20220802-0087695

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,885,000.00

Affiant

Subscribed and sworn to me on August 1, 2022

NOTARY PUBLIC

My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

OKORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODD BRICKER)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34758

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Joseph H. Mikes and Katherine K. Mikes 1703 Shackleford Road Nashville, TN 37215	NEW OWNER	131-03-0-339.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jonathan Webb Helm and Jenifer Leigh Helm, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Joseph H. Mikes and Katherine K. Mikes, husband and wife,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 1, 2, 3 and 4, Cook Subdivision, of record in Plat at Instrument No. 20111123-0091578 amending Instrument No. 20070731-0090426 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 Jonathan Webb Helm and Jenifer Leigh Helm, husband and wife, by Warranty Deed from 114 Property, LLC, a Tennessee limited liability company, of record on June 12, 2020 as Instrument No. 20200612-0060378 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. All matters shown on the Plan of record in Plat Book 421, Page (s) 118 and 119, Plat Book 974, Page 19, and Instrument No. 20040804-0093340 in the Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

1703 Shackleford Road, Nashville, TN 37215

(House Number) (Street) (City or Town) (State) (Zip)

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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 1st day of August, 2022.

Jonathan Webb Helm by Todd A. Bricker as Attorney in fact
Jonathan Webb Helm by Todd A. Bricker
As Attorney-In-Fact

Jenifer Leigh Helm by Todd A. Bricker as Attorney in fact
Jenifer Leigh Helm by Todd A. Bricker
As Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 1, 2022, before me personally appeared Todd A. Bricker to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument as Attorney-In-Fact for Jonathan Webb Helm and Jenifer Leigh Helm, and he acknowledged that he executed the same in his capacity as Attorney-In-Fact as the free act and deed of Jonathan Webb Helm and Jenifer Leigh Helm for the purposes herein contained.

April N Bradley
Notary Public

APRIL N BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires: 4-19-2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 1st day of August, 2022.

Robert L. Scruggs 8/1/2022
Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 1st day of August, 2022.

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023