BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2022. Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 905591 DEEDWARR
08/19/2022 02:02:52 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20220819-0094097

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
URBAN DWELL HOMES, LLC	**SAME**	**061-16-0H-002.00CO**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LOIS JEAN MICKLER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN DWELL HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 1308 Cardinal Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1308 Cardinal Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220614-0067799 and amended in Instrument No. 20220624-0072511 and Instrument No. 20220708-0078960 and amended in Instrument No. 20220819-0094096 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to PATRICK LEROY MICKLER AND WIFE, LOIS JEAN MICKLER, by deed from CHRISTINA DUNHAM, UNMARRIED, of record in Instrument No. 20140808-0071747, dated August 6, 2014, said Register's Office. The said PATRICK LEROY MICKLER died July 27, 2022, leaving LOIS JEAN MICKLER as the surviving tenant by the entirety.

This conveyance is subject to matters shown on the Plan of record in Book 974, page 13: Declaration of Covenants, Conditions and Restrictions of 1308 Cardinal Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220614-0067799 and amended in Instrument No. 20220624-0072511 and Instrument No. 20220708-0078960; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property, known as **1307 GREENLAND AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 forever; and we do covenant with the said GRANTEES 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; 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 GRANTEES, 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 hand this 18th day of August, 2022.

Lois Jean Mickler
LOIS JEAN MICKLER

STATE OF GEORGIA
COUNTY OF RABUN

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

Witness my hand and official seal at office this 18th day of August, 2022.

My Commission Expires: 11-11-2025

HALEY NICOLE CARPENTER NOTARY PUBLIC RABUN COUNTY, GEORGIA Expires: November 11, 2025

Haley Nicole Carpenter
Notary Public