WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3379770

Return to:

Steltemeier & Westbrook, PLLC
220 Second Avenue, South
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value for this transfer, whichever is greater, is $ 1,725,000.00 .

Affiant

Subscribed and sworn to me, this the 26th day of September , 20 22 .

Notary Public

My commission expires: 3/26/25

LARRY A. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Property Address:	**Parcel ID**:
3509 Ruland Place Nashville, TN 37215	117-05-0-198.00
Property owner:	**Mail tax bills to:**
James Woys 3509 Ruland Place Nashville, TN 37215	NEW OWNER

THIS INDENTURE is made effective the 26th day of September , 2022, by **Paul Michael Miles and Beth Marie Wellenraiter-Miles, husband and wife,** First Parties, for the purpose of conveying the premises described herein to James Woys, a married man , Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A 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.'s 22 and 23, Block C on the Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres of record in Book 843, Page 102, 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 Paul Michael Miles and Beth Marie Wellenraiter-Miles, husband and wife, by Warranty Deed dated April 29, 2021 from T&K Capital LLC, a Tennessee limited liability company, recorded May 3, 2021 at Instrument No. 202105030058620, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 922885 DEEDWARR
09/28/2022 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $6,382.50
20220928-0107378

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 843, Page 102, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 22, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF,* *the said First Party have hereunder set their hand and seal the day and year first above written.*

Paul Michael Miles

Paul Michael Miles

Beth Marie Wellenraiter-Miles

Beth Marie Wellenraiter-Miles

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Paul Michael Miles**, 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 SEAL AT OFFICE, in Williamson County, this the 18 day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 3/26/25

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Beth Marie Wellenraiter-Miles**, 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 SEAL AT OFFICE, in Williamson County, this the 18 day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 3/26/25

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, 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 is a true and exact copy of the original document executed and authenticated according to law on September 26, 2022.

Signature – Larry N. Westbrook

Date: September 28, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of September, 2022.

Notary Public

My Commission Expires: 8/27/23

JANINE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO