Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220942485

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $520,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2022.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 926895 DEEDWARR
10/07/2022 09:38:08 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20221007-0110572

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Medlin 6712 Cold Stream Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 155 07 0B 021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael P. Miller** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Medlin**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 72 on the Revision No. 1 Final Plat of the Poplar Creek Estates Phase V, Section "A" Subdivision (The Highlands of Allens Green), as of record in Plat Book 9700, Page 784, Revising Plat Book 9700, Page 390, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Michael P. Miller, by Quitclaim Deed from Shannon Miller, of record in Instrument No. 20090109-0002491, in the Register's Office for Davidson County, Tennessee, dated January 06, 2009 and recorded on January 09, 2009.

Being the same property conveyed to Michael P. Miller and wife, Shannon Miller, by Warranty Deed from Zaring Homes, Inc., of record in Instrument No. 19991221-0305659, in the Register's Office for Davidson County, Tennessee, dated December 13, 1999 and recorded on December 21, 1999.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Revision No. 1 Final Plat of the Poplar Creek Estates Phase V, Section "A" Subdivision (The Highlands of Allens Green), as recorded in Plat Book 9700, Page(s) 784.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Final Plat of Poplar Creek Estates Phase V, Section "A" Subdivision (The Highlands of Allens Green), as recorded in Book 9700, Page 390.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10425, Page 93, and Assignment recorded in Book 11249, Page 763.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11356, Page 662, and Assignment recorded in Instrument No. 20040524-0060854.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6804, Page 536.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6613, Page 705.

This is improved property located at 6712 Cold Stream Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2022.

Michael P. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael P. Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025