THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942477** ATT VIXAYVONG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD MY COMMISSION EXPIRES: 02-24-26	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$445,000.00~~ $440,000.00 (TP) Affiant Subscribed and sworn to before me, this 13th day of October, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 931315 DEEDWARR
10/19/2022 10:03:53 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20221019-0113996

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Anthony Mira, III. and Kayla Mira 1012 Douglas Avenue Nashville TN 37206	Bison State Bank 9201 Ward Pkwy, Ste. 210 Kansas City, MO 64114	Tax Parcel ID No. 072 13 0 332.00

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, **Katherine Feitshans n/k/a Katie Grussing, an unmarried woman**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Anthony Mira, III. and Kayla Mira, husband and wife**, ("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 the Westerly half of Lot No. 24 on the Plan of Sharpe and Horns Fourth Addition to Nashville, of record in Book 161, Page 172, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Katherine Feitshans, an unmarried woman, by Quitclaim Deed from Bo Feitshans, of record in Instrument No. 20171013-0104928, in the Register's Office of Davidson County, Tennessee, dated October 5, 2017 and recorded on October 13, 2017.

Being the same property conveyed to Bo Feitshans and wife Katherine Feitshans, by Warranty Deed from Martha Mancinelli and Shane Merrill Facio, of record in Instrument No. 20120228-0017278, in the Register's Office of Davidson County, Tennessee, dated February 24, 2012 and recorded on February 28, 2012.

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.

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 plat of Sharpe and Horns Fourth Addition, as recorded in Plat Book 161, Page(s) 172 .

Easement recorded in Book 4572, Page 516.

This is improved property located at 1012 Douglas Avenue Nashville TN 37206

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 13th day of October, 2022.

Katherine Feitshans n/k/a Katie Grussing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Feitshans n/k/a Katie Grussing, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024