This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19324-MC

Karen Johnson Davidson County
Batch# 938441 DEEDWARR
11/07/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20221107-0119451

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is ~~greater~~, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2022.

Notary Public
My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katie Mirian 2819 Erica Place Nashville, TN 37204	new owner	118-11-0-104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chaz Vetter, a married man, Timothy Ray Coleman, a married man and Theodore Baker, Jr., a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katie Mirian, a married person**, hereinafter called the Grantee(s), his/her/their heirs 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 Lot No. 13 on the plan of the re-subdivision of Lots 11, 12 and 13, Berry Hill Gardens, as of record in Instrument No. 20041210-0147345, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chaz Vetter, Timothy Ray Coleman and Theodore Baker, Jr., each holding a one-third interest as tenants in common by Warranty Deed from Shameless Singing Studios, LLC, a Tennessee limited liability company, dated March 26, 2020, recorded March 30, 2020, of record in Instrument No, 20200330-0033608, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is ☑ improved or ☐ unimproved property located at: **2819 Erica Place, Nashville, TN 37204.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, unless otherwise herein set out; 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. Whenever used, the singular number 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 31st day of October, 2022.

GRANTOR:

Chaz Vetter

Timothy Ray Coleman

Theodore Baker, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Chaz Vetter, Timothy Ray Coleman, and Theodore Baker, Jr.,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of October, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Paul Soper, 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 10/31/22 (date of document).

Affiant Signature

11/4/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

