Karen Johnson Davidson County
Batch# 943375 DEEDWARR
11/21/2022 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20221121-0123339

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: [redacted]
(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Francis Varga, Jr.	1st Lending Solutions, Inc. dba First Lending Solutions	Parcel ID: 017 00 0 106.00
(NAME) 2717 Lower Walkers Creek Rd	(NAME) 3610 Central Ave. Suite 400	
(ADDRESS) Goodlettsville , TN 37072	(ADDRESS) Riverside, CA 92506	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Brian Miles, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Francis Varga, Jr., an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described according to a survey made by J. R. Alley, Surveyor, January 13, 1965 as follows, to-wit

Beginning at a point in the center of Lower Walker's Creek Road, said point being the northeast corner of the property conveyed to J V Hift (Book 3836, Page 580 RODCT); thence with the center of said Road North 37 degrees 30 minutes East 362.5 feet to the southeast corner of the property conveyed to E.F. Aydelotte (Book 3862, page 667 RODCT); thence with Aydelotte's southern boundary line North 65 degrees 58 minutes West 306.5 feet to a post and South 74 degrees 15 minutes West 453 feet to a point in the easterly line of property conveyed to John Addison Parrish (Book 3898, Page 42 RODCT); thence with said Parrish's line South 5 degrees 35 minutes West 191 feet to a post, Hitt's northwest corner; thence with Hitt's northern boundary line South 78 degrees 32 minutes east 510 to the point of beginning.

Being the same property conveyed to James Brian Miles, an unmarried man from Randall Wallace, Jr. and

Courtney Wallace, husband and wife by Warranty Deed dated August 21, 2020 and recorded on August 25, 2020 in Instrument No. 20200825-0096064, Register's Office for Davidson County, Tennessee.

Alicia Diaz, spouse of James Brian Miles, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2717 Lower Walkers Creek Rd , Goodlettsville , TN 37072

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. 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 our hands this 15th day of November, 2022

James Brian Miles

Alicia Diaz

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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

Witness my hand and official seal this the 15th day of November, 2022.

Notary Public

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-22-2024
MAURY COUNTY

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, **Doné Oglesby**, 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 **November 15, 2022**.

Date

Affiant Signature

11/21/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **21st** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026