Karen Johnson Davidson County
Batch# 957663 DEEDWARR
01/04/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20230104-0000700

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $850,000

Affiant Signature

Subscribed and sworn to before me on this the 9 Day of Nov, 2022

Notary Public
My Commission expires: _____

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Kaitlin Jane Miller and Brennen Matthew Febles
1209 Forrest Ave
Nashville, TN 37206

SEND TAX BILLS TO:
Kaitlin Jane Miller and Brennen Matthew Febles
1209 Forrest Ave
Nashville, TN 37206

MAP AND PARCEL NUMBER: Tax ID #: 08309009700

WARRANTY DEED
22NT01452

Effective the 9th Day of Nov, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jamie Leighann Lawrence

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kaitlin Jane Miller, an unmarried woman and Brennen Matthew Febles, an unmarried man, as Tenants in Common with Rights of Survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being the Westerly half of Lot No. 3 of Block No. 3 of the Plan of D.H. Bailey's Subdivision of part of the Andrew Allison Home Place, as of record in Book 161, page 73, Register's Office for said County. Said part of Lot No. 3 fronts 50 feet on the Northerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property as conveyed to Jamie Leighann Lawrence by Quit Claim Deed from Amanda Leighann Lawrence dated 04/19/2012 recorded 04/30/2012 in Book NA, Page NA, as Document Number 20120430-0036866, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 1209 Forrest Ave, Nashville, TN 37206-2739

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 9th day of Nov, 2023

Jamie Leighann Lawrence

Jamie Leighann Lawrence

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jamie Leighann** Lawrence, the within named bargainer, 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, at office, this 9th day of Nov, 2023.

Notary Public

My Commission expires: 1/16/2024

CAROL D CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11-9-2022 (date of document).

Affiant Signature

01-04-2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of January, 2023.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025