This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20515-AP

Karen Johnson Davidson County
Batch# 983486 DEEDWARR
03/23/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20230323-0020917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $301,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2023.

Notary Public
My Commission Expires: 6/7/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Scott Muha Nicholas Daniel Muha 6517 B Thunderbird Dr. Nashville TN 37209	SAME	102-3E-2.00CO

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, **Emily Ashlan Andrews, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew Scott Muha, and Nicholas Daniel Muha**, 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 UNIT B SIXTYFIVE-SEVENTEEN THUNDERBIRD DRIVE on the Plan of SixtyFive-Seventeen Thunderbird Drive, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210922-0127499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Ashlan Andrews, an unmarried woman by Warranty Deed from Hensley Group, LLC, a Tennessee limited liability company, dated February 15, 2022, recorded February 28, 2022, of record in Instrument No. 20220228-0022383, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6517 B Thunderbird Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 17th day of March, 2023.

GRANTOR:

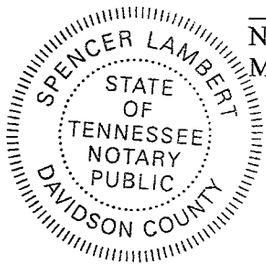
Emily Ashlan Andrews

Emily Ashlan Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily Ashlan Andrews, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of March, 2023.



Notary Public
My Commission expires: 11/6/24

202303230020917

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 3/17/2023 (date of document).

Affiant Signature

3/22/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22 day of March, 2023.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXPIRES 10/21/2024

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL