RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13661-2023

Karen Johnson Davidson County
Batch# 988152 DEEDWARR
04/04/2023 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230404-0024478

WARRANTY DEED

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Holly Kay
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2023

NOTARY PUBLIC

My commission expires: 3/1/2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Marie VanderMolen 322 West mill Dr. Nashville, TN 37209	Same address as new owner	091-06-0M-058-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($475,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NICHOLAS A. WEIR AND KYLEA A. WEIR, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TERESA MARIE VANDER MOLEN, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 58 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-117663 and Supplementals in Instrument No. 2015024-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property as conveyed to NICHOLAS A. WEIR, an unmarried man and KYLEA A. HOWELL, an unmarried woman, as Joint Tenants with Right of Survivorship, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, by Carl A. Neuhoff, Jr.., Assistant Chief Manager, dated October 28, 2016, recorded October 31, 2016 at Instrument Number 20161031-0114522, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 322 West Mill Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of April, 2023

GRANTOR(S)

Nicholas A. Weir

Nicholas A. Weir

Kylea A. Weir

Kylea A. Weir

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Nicholas A. Weir and Kylea A. Weir, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of April, 2023.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Certificate of Authenticity

I, Holly Ray, 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 April 3, 2023.

Date

Holly Ray

Affiant Signature

April 3, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of April, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY