Karen Johnson Davidson County
Batch# 1006431 DEEDWARR
05/23/2023 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230523-0038748

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2023.

Notary Public
My Commission Expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

2023-168

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael J. Miley and Sherryn L. Miley		
3541 Fair Meadows Drive	New owner	180-04-0B-133.00
Nashville, TN, 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Reid Weber and Katie Weber, husband and wife,

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

Michael J. Miley and Sherryn L. Miley, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 138 on the Final Plat of Brookview Forest, Phase IV, of record in Instrument No. 20061107-0138639, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Reid Weber and Katie Weber, husband and wife by Warranty Deed from Kristen Lee Boone and husband, Michael Rece Martin of record in Instrument No. 20190422-0036493, Register's Office for Davidson, Tennessee, dated April 17, 2019 and recorded on April 22, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3541 Fair Meadows Drive, Nashville, TN 37211.**

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 23rd day of May, 2023.

Reid Weber

Katie Weber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reid Weber and Katie Weber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2023.



Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 May 23, 2023.

Date

Affiant Signature

5/23/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 05-24-2025