Karen Johnson Davidson County
Batch# 1021816 DEEDWARRSP
07/03/2023 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230703-0050483

SPECIAL WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00**.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 29th day of June, 2023.

Brooke Hicks
Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bruce Most	BH ~~Bruce Most~~ Lending Hand Mortgage	**071-15-0-471-00**
4303 Gallatin Pike	BH ~~4303 Gallatin Pike~~ 510 Lentz Dr.	
Nashville, TN 37216	BH ~~Nashville, TN 37216~~ Madison, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jenna E. Miske, unmarried,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bruce Most, unmarried,

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 24 of Block B, on the Plan of Richardson's Addition to East Nashville, as of record in Plat Book 161 Page 5, Register's Office for Davidson County, Tennessee.

Together with the right to use and occupy the southern half of Mile End Avenue that is adjacent to the property, which avenue was closed by the Metropolitan County Council Bill No. 67-176, filed in the Metropolitan County Court Clerk's Office for Davidson County, Tennessee.

Being all the same property conveyed to Jenna E. Miske by Warranty Deed dated March 13, 2015, from John Blackwell of record in Instrument No. 20150330-0026955, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. **Agreement for Dedication of Public Right-Of-Way of record in Instrument No. 20220114-0006300, Register's Office for Davidson County, Tennessee.**

2. **Easements retained in the Metropolitan County Council Bill No. 67-176, filed in the Metropolitan County Court Clerk's Office for Davidson County, Tennessee.**

3. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This improved property, known as **1231 Lischey Ave, Nashville, TN 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto GRANTEE, his heirs, successors, and assigns in fee simple forever. GRANTOR covenants that he is lawfully seized and possessed of said land in fee simple; that he has a good right to sell and convey the same; that the same is unencumbered, unless otherwise herein set out; and GRANTOR does hereby covenant with GRANTEE that title to the said tract or parcel of land GRANTOR will warrant and forever defend against the lawful claims of all persons claiming by, through, or under GRANTOR, but not further or otherwise. 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 my/our hand(s) this 28th day of **June, 2023.**

Jenna E. Miske

STATE OF Wisconsin
COUNTY OF Walworth

Personally appeared before me, a Notary Public of said County and State, **Jenna E. Miske,** the within named seller, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of **June, 2023.**
Walworth, Wisconsin

Notary Public

My Commission Expires: 12/17/2023

AMY SMITH NOTARY PUBLIC STATE OF WISCONSIN

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 June 30, 2023 (date of document).

Affiant Signature

June 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023