Karen Johnson Davidson County
Batch# 1024150 DEEDWARR
07/10/2023 10 20 32 AM 2 pgs
Fees $13 00 Taxes $1,217 30
20230710-0052418

This Instrument Prepared by & Return to
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Brock Brewer Shane Barry 2478 Frank Abernathy Rd Greenbrier, TN 37073	William Brock Brewer Shane Barry 2478 Frank Abernathy Rd. Greenbrier, TN 37073	041060-041 00

THIS INDENTURE, made this 7th day of July 2023 between

Joyce Miles, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

William Brock Brewer, married and Shane Barry, married, tenants in common with right of survivorship

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3A of the Plan of the First Revision of Lot 3A, Skyline Subdivision, Section One of record in Instrument No. 20151112-0114796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Miles and wife, Joyce Miles by Warranty Deed dated 4/30/2015 from Shane Barry, married of record in Instrument No. 20150505-0040745, Register's Office for Davidson County, Tennessee. James Miles now deceased having died on 7/29/2022, leaving Joyce Miles as the surviving tenant by the entirety.

This is (X) improved ( ) unimproved property known as. 1416 Finnland Drive, Nashville, TN 37207

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case July demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Joyce Miles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joyce Miles, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 7th day of July 2023.

Notary Public
My Commission Exp. 5/3/2027

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $329,000 00.

Affiant

Sworn to and subscribed before me, this 7th day of July 2023

Notary Public
My Commission Exp 5/3/2027

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY