Karen Johnson Davidson County
Batch# 1035164 DEEDWARR
08/07/2023 10 05 17 AM 2 pgs
Fees $13 00 Taxes $2,072 00
20230807-0060834

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-2443

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000 00

Affiant

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN 26 2025

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of August, 2023

Notary Public

Commission Expires 1/26/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Graham Muller 3807 Park Avenue Nashville, TN 37209	new owner	092-13-0-120.00

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, I/WE,

Joseph Breeyear and Taylor Lyall Breeyear, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Graham Muller, an unmarried person

HEREINAFTER CALLED THE GRANTEES, 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 Lot No 4, Block 14 on the Plat of Charlotte Park Company's Second Addition to Nashville of record in Plat Book 57, Page 160 and 161, 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 Joseph Breeyear, an unmarried man, and Taylor Nicole Lyall, an unmarried woman, as tenants in common by Warranty deed from Kenson M Therrien, unmarried of record in Instrument No. 20180410-0033850 Register's Office for Davidson County, Tennessee, dated April 09, 2018 and recorded on April 10, 2018

Being the same property conveyed to Joseph Breeyear and Taylor Lyall Breeyear, husband and wife by General Warranty deed from Joseph Breeyear, an unmarried man, and Taylor Lyall Breeyear who acquired title as Taylor Nicole Lyall, an unmarried woman, as tenants in common, of record in Instrument No. 20211110-0150294 Register's Office for Davidson County, Tennessee, dated October 18, 2021 and recorded on November 10, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3807 Park Avenue, Nashville, TN 37209

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 so 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.

Dated this the 27th day of July, 2023.

Joseph Breeyear

Taylor Lyall Breeyear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2023, before me personally appeared Joseph Breeyear and Taylor Lyall Breeyear, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 27th day of July, 2023

Notary Signature
My commission expires. 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY