PREPARED BY: RETURN
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 1046572 DEEDWARR
09/06/2023 10.38 08 AM 3 pgs
Fees $18 00 Taxes $3,237 50

20230906-0069806

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 877364 M-C-214075-4 TO-1567 Tracey Haddad	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 875,000.00 Affiant Subscribed and sworn to before me, this the 1st day of September 2023 Notary Public My commission expires 9/2/24 (Affix Seal)

ADDRESS OF NEW OWNER	SEND TAX BILLS TO
NAME Anne Hensley Loeb	NAME New Owner
STREET ADDRESS 1112 South Douglas Avenue Nashville, TN 37204	STREET ADDRESS
MAP & PARCEL NO 105-13-1E-004.00-CO	

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, Alyssa Nicole Miller, * a single woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Anne Hensley Loeb, single woman,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows

See attached Exhibit A

This is improved property known as 1112 South Douglas Avenue, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS MY/OUR SIGNATURE(S) THIS 19th day of May, 2023

x Alyssa Nicole Miller
Alyssa Nicole Miller

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Alyssa Nicole Miller, unmarried (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 19th day of May, 2023

IN WITNESS WHEREOF, I hereunder set my hand and official seal

Notary Public
My commission expires 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

The Land is described as follows:

Land in Davidson County, Tennessee, being Unit 4 of the Homes at 12th & South Douglas, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 12th & South Douglas, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20170622-0062931, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes at 12th & South Douglas, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20170622-0062931 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Alyssa Nicole Miller, a single woman by Warranty deed from Aspen Construction Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191025-0109443 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 25, 2019. (Value of consideration shown in aforementioned deed $610,000.00.)