Karen Johnson Davidson County
Batch# 1049394 DEEDWARR
09/13/2023 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,393.90
20230913-0071832

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $647,000.00

Cameron Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2023

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-2026

(AFFIX SEAL)

MST 2023-1003

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron Michael Cimino and Danetta Marquilla Anderson	United Wholesale Mortgage, LLC	155-03-0D-035.00-CO
(NAME) 6961 Harpeth Glen Trace	(NAME) 585 South Boulevard E.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Zachary Joseph Miles and Tara Jean Miles, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cameron Michael Cimino and Danetta Marquilla Anderson, husband and wife as tenants by the entirety,** 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. 35 on the Plan of Section 2, Allens Green of record in Plat Book 9700, Page 26, and revised in Plat Book 9700, Page 109, 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 Zach Miles and Tara Miles, husband and wife by Warranty deed from Jennifer L. Brenner and Robert A. Doll, as joint tenants with the right of survivorship of record in Instrument No. 20190709-0066831 Register's Office for Davidson County, Tennessee, dated July 03, 2019 and recorded on July 09, 2019.

Being the same property conveyed to Zachary Joseph Miles and Tara Jean Miles, husband and wife, as joint tenants with right of survivorship by Quitclaim deed from Zachary Joseph Miles, who acquired title as Zach Miles, and Tara Jean Miles, who acquired title as Tara Miles, husband and wife of record in Instrument No. 20200616-0062357 Register's Office for Davidson County, Tennessee, dated April 29, 2020 and recorded on June 16, 2020.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 109, and Book 9700, Page 26, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9231, Page 789, Amendment to Bylaws of Allens Green Homeowners Association, Inc. Instrument No. 20210614-0080009, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 9231, Page 816 and amended in Instrument No. 20180907-0088629 and Instrument No. 20210614-0080009, in the Register's Office for Davidson County, Tennessee. Charter for Allens Green Homeowners Association of record in Book 9231, Page 826, in the Register's Office for Davidson County, Tennessee. Easement for Public Utilities of record in Book 8626, Page 884, in the Register's Office for Davidson County, Tennessee. Permanent Drainage and Temporary Construction of record in Book 8278, Page 236, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 9278, Page 36, in the Register's Office for Davidson County, Tennessee. Deed to Homeowners Association for Open Space of record in Book 11411, Page 193, in the Register's Office for Davidson County, Tennessee. Easement for Ingress/Egress of record in Book 9227, Page 976, in the Register's Office for Davidson County, Tennessee.

This property, known as 6961 Harpeth Glen Trace, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 12th DAY OF September, 2023.

Zachary Joseph Miles

Tara Jean Miles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Zachary Joseph Miles and Tara Jean Miles, 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 office, this 12th day of September, 2023.

Notary Public

My commission expires: 3/23/27

(SEAL)

Notary Public State of Tennessee Williamson County

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 September 12, 2023 (date of document).

Affiant Signature

September 13, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of September, 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