WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062991 DEEDWARR
10/19/2023 02.28 03 PM 4 pgs
Fees $23 00 Taxes $1,341 25

20231019-0082143

DM-BR-25-029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nicholas Milewski	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	**133 01 0 010 00**
529 Drake Avenue	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GERALD PRINCE AND LINDSEY PRINCE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS MILEWSKI, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 38 on the Plan of An Addition to and a revision of Lots Nos 93, 94, 95, 96, 97 of the H G McNabb Subdivision of record in Plat Book 1130, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Beginning at a point in the Southerly margin of Drake Avenue at the Common corner of Lots 37 and 38, thence with the line between said lots, Southerly 198 feet to a point, thence North 86 degrees 15' West 80 9 feet to a point at the common corner of Lots 38 and 39, thence with the line between said lots Northerly 159 6 feet to a point in the Southerly margin of Drake Avenue, thence with the margin of said Avenue, Northeasterly around a slight curve 40 4 feet to a concrete monument and continuing with the margin of said avenue Northeasterly 45 6 feet to another concrete monument and continuing with same easterly 6 5 feet to the Point of Beginning

Being the same property conveyed to Gerald Prince and Lindsey Stout, husband and wife, by Quitclaim Deed from Gerald Prince, now married, of record in Instrument No 20191206-0126347, in the Register's Office of Davidson County, Tennessee, dated October 21, 2019, and recorded on December 06, 2019

Being the same property conveyed to Gerald Prince, An Unmarried Man, by Warranty Deed from Travis B Yetton, An Unmarried Man, of record in Instrument No 20160126-0007173, in the Register's Office of Davidson County, Tennessee, dated January 21, 2016, and recorded on January 26, 2016

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of An Addition to and a revision of Lots Nos 93, 94, 95, 96, 97 of the H G McNabb Subdivision, as recorded in Plat Book 1130, Page(s) 79
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1333, Page 387
- No coverage is provided as to the amount of acreage or square footage of the land
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **529 Drake Avenue, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th DAY OF OCTOBER, 2023

Gerald Prince by Lindsey Prince as Attorney-in-Fact

Gerald Prince by Lindsey Prince as Attorney-in-Fact

Lindsey Prince

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY PRINCE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GERALD PRINCE, and who acknowledged he/she/they executed the same as the free act and deed of the said GERALD PRINCE

Witness my hand and official seal, this the 17th of October, 2023

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY PRINCE, the within named bargainor, 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, this the 17th of October, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

FLORIDA SHORT-FORM ATTORNEY IN FACT ACKNOWLEDGMENT
F.S. 695.25 — Effective January 1, 2020

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of

☑ Physical Presence, **— OR —**

☐ Online Notarization,

this 17 October 2023, by
Date

Lindsey Prince,
Name of Attorney in Fact

as attorney in fact, who

☐ is personally known to me **– OR –**

☑ has produced FLDL
Type of Identification

as identification, on behalf of

Gerald Prince.
Name of Principal

Pilar J Williams,
Signature of Notary Public

PILAR J WILLIAMS
Notary Public - State of Florida
Commission # HH 403466
My Comm. Expires Sep 23, 2027
Bonded through National Notary Assn

PILAR J WILLIAMS
Notary Public - State of Florida
Commission # HH 403466
My Comm. Expires Sep 23, 2027
Bonded through National Notary Assn

Pilar J Williams
Name of Notary Typed, Printed or Stamped

Notary Public — State of Florida

Place Notary Seal and/or Stamp Above

Commission No HH403466

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document Warranty Deed

Document Date _____ Number of Pages 2

Signer(s) Other Than Named Above _____

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FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of

☑ Physical Presence,

— OR —

☐ Online Notarization,

this 17th day of October, 2023, by
Date *Month* *Year*

Lindsey Prince
Name of Person Acknowledging

Pilar J Williams
Signature of Notary Public — State of Florida

Pilar J. Williams
Name of Notary Typed, Printed or Stamped

PILAR J WILLIAMS
Notary Public - State of Florida
Commission # HH 403466
My Comm Expires Sep 23, 2027
Bonded through National Notary Assn.

Place Notary Seal Stamp Above

☐ Personally known
☑ Produced Identification
Type of Identification Produced. FLDL

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date _____ Number of Pages: 2

Signer(s) Other Than Named Above _____

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