BOX 10-B

Karen Johnson
Batch # 1091531
01/22/2024 11:35:02 AM
Fees: $13.00 Taxes: $2,146.00

Davidson County
DEEDWARR
2 pgs

20240122-0003160

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$580,000.00**

[redacted]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF **JANUARY, 2024**.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMY HAYS & TAYLOR HAYS	**MORTGAGE INVESTORS GROUP**	**084-01-0-014.00**
(NAME)	(NAME)	
1424 ROSEBANK AVENUE	**8320 EAST WALKER SPRINGS LANE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	**KNOXVILLE, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, LOIS MICKLER A/K/A LOIS J. MICKLER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY HAYS AND TAYLOR HAYS, WIFE AND HUSBAND,** 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. 23, as shown on the map entitled Dugger Heights No. Two, of record in Plat Book 1424, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patrick Mickler and wife, Lois Mickler, by deed from Les Lazarus of record in Instrument No. 20140212-0012477, dated February 11, 2014, said Register's Office. Patrick Leroy Mickler (a/k/a Patrick Mickler) died on or about July 27, 2022 leaving Lois Mickler as the surviving tenant by the entirety. Also see death certificate for Patrick Leroy Mickler of record in Instrument No. 20220811-0091522, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 1424, page 135 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Lois J. Mickler being recorded herewith as Instrument No. 20240122-0003159, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **1424 ROSEBANK AVENUE, NASHVILLE, TN 37206**
(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 hand this 5th day of January, 2024.

Lois Mickler By Scott Mickler Her Atty-in-Fact

LOIS MICKLER
By: Scott Mickler, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2014, before me personally appeared **SCOTT MICKLER, Attorney in Fact for Lois Mickler**, 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 Lois Mickler, and who acknowledged that he executed the same as the free act and deed of Lois Mickler.

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 2024.

My commission expires: **March 3, 2026**

Lee A. Cohen
Notary Public

