WARRANTY DEED

File #24-158

Karen Johnson
Batch # 1146712
06/13/2024 09:43:10 AM
Fees: $13.00 Taxes: $1,121.10

Davidson County
DEEDWARR
2 pgs

20240613-0044270

HEATHER MORRISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Niewold, LLC	NEW OWNER	120-02-0-031.00
(NAME)	(NAME)	
423 Jackson Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I, **Whitney L. Braxton, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Niewold, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, 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. 218 on the Plan of Miro Meadows of record in Plat Book 1424, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Kermit Drive at the corner of Lots Nos. 218 and 219; thence with the line between said lots, Southerly 158.3 feet to the North line of lot No. 242; thence with the line of the same, Westerly 77.4 feet to the East margin of Goodbar Drive; thence with the margin of the same, Northerly 136.1 feet to the beginning of a curve; thence around said curve Northeasterly 30.36 feet to the South margin of Kermit Drive; thence with the margin of same, Easterly 58.41 feet to the beginning.

Being the same property conveyed to Whitney L. Braxton, an unmarried woman by Warranty Deed from Darla A. Wittkowski and Robert G. Wittkowski of record in Instrument No. 20140523-0044648 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1301 Kermit Drive, Nashville, TN 37217
(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 12th day of June, 2024.

Whitney L. Braxton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of June, 2024, before me personally appeared Whitney L. Braxton, 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 12th day of June, 2024.

Notary Signature
My commission expires: 7.20.24



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027