Karen Johnson Davidson County
Batch# 1157960 DEEDWARR
07/15/2024 11:41:30 AM 4 pgs
Fees: $23.00 Taxes: $3,267.10
20240715-0052996

7554

WARRANTY DEED ***This instrument prepared by***: Christopher J. Thornton, P.C. 1061 Cresthaven Road Collierville, TN 38017 901-758-2580 Cartus File #3481493 ***Return to:*** Lawyer's Escrow Service, Inc. 2021 Richard Jones Road, Suite 220 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value for this transfer, whichever is greater, is $883,000.00. Affiant Subscribed and sworn to me, this 11th day of July, 2024. Notary Public My commission expires:
Property Address: 5535 Knob Road Nashville, TN 37209	**Parcel ID**: 103-06-0D-002.00 COV
Property Owners: Conry Scott Miler and Carolyn Ivy Larkin 5535 Knob Road Nashville, TN 37209	**Mail tax bills to:** Old National Bank PO Box 3789 Evansville, IN 47739-3789

SHANNON PHELPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 4, 2027

THIS INDENTURE is made effective the 11th day of July, 2024, by **WILLIAM M. BRO and MARISSA NICHOLE BRO, husband and wife,** First Party, for the purpose of conveying the premises described herein to **CONRY SCOTT MILER and CAROLYN IVY LARKIN, husband and wife,** Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. B established by the Declaration of Covenants, Conditions and Restrictions for 5533 Knob Road Cottages a Horizontal Property Regime with Private Elements as recorded at Instrument No. 20160224-0017694, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to William M. Bro and Marissa Nichole Bro, husband and wife, by Warranty Deed dated December 17, 2021 from Ryan David Beuschel, married, recorded December 22, 2021 at Instrument No. 20211222-0169385, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

> Master Deed establishing a Horizontal Property Regime of Private Elements, of record at Instrument No. 20130530-0054653 and amended at Instrument No. 20190604-0053311; Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 1424, Page 145; Permanent Easement for drive-way purposes recorded in Book 5252, Page 323; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2024, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

William M. Bro

Marissa Nichole Bro

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **William M. Bro**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 6 day of March, 2024.

NOTARY PUBLIC

My Commission Expires: 10/04/2027

EVAN LEGERTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Marissa Nichole Bro**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 6 day of March, 2024.

NOTARY PUBLIC

My Commission Expires: 10/04/2027

EVAN LEGERTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Anthony N. Greco, 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 the 11 day of July, 2024.

7-11-24

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 11 day of July, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027