WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1205486 DEEDWARR
11/15/2024 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20241115-0089003

File #24-PA-0206-PK

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylor J. Ross and Yuanita Ross	**Old National Bank**	
(NAME)	(NAME)	
206 Belle Lake Drive	**P.O. Box 918**	**142-15-0B-005-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Evansville, IN 47706**	
(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,

AMY BLAIR MIDDLETON, AN UNMARRIED PERSON, AND CHRISTOPHER MILES, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TAYLOR J. ROSS AND YUANITA ROSS, HUSBAND AND WIFE,

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. 5, on the Plan of SECOND AMENDMENT BELLE WOOD GLEN, of record in Plat Book 6900, Page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Amy Middleton Miles and Christopher Miles, wife and husband, by Warranty Deed from Nancy Michaels Allen FKA Nancy Michaels, of record in Instrument No. 20130621-0063925, in the Register's Office of Davidson County, Tennessee, dated May 30, 2013 and recorded on June 21, 2013.

The said Amy Middleton Miles and Christopher Miles having since divorced pursuant to Final Decree of Divorce of record in Case No. 24D285, in the Fourth Circuit Court for Davidson County, Tennessee, the said Amy Middleton Miles is now known as Amy Blair Middleton.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND AMENDMENT BELLE WOOD GLEN, as recorded in Plat Book 6900, Page(s) 190.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE WOOD GLEN, as recorded in Plat Book 6900, Page(s) 68 as Amended in Plat Book 6900, Page 173.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 6980, Page 562; Restated and Substituted recorded in Book 7121, Page 5 as amended in Book 9017, Page 797 (Amendment to Bylaws recorded in Instrument Nos. 20230821-0065059; 20230825-0066590); and further Amended in Instrument No. 20240523-0038634.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6707, Page 290.

14. Easement for Agreement for Dedication of Public Utilities, recorded in Book 9981, Page 182.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 206 Belle Lake Drive, Nashville, TN 37221.

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 14th day of November, 2024.

Amy Blair Middleton

Christopher Miles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2024, before me personally appeared Amy Blair Middleton, 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.

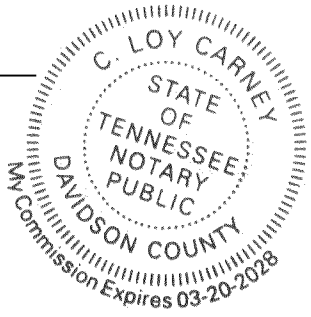
Witness my hand, at office, this 14th day of November, 2024.



Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2024, before me personally appeared Christopher Miles, 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 14th day of November, 2024.



Notary Signature
My commission expires:

True Copy Certification

I, **Pam Autry,** 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 this the 14th day of November, 2024.

Affiant Signature

Date 11/14/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028