Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 24120693

Karen Johnson Davidson County
Batch# 1223177 DEEDWARR
01/06/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20250106-0000785

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $770,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of January, 2025.

Notary Public
My Commission Expires:

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

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Grady Beck Singleton and Linlin Zhang	Grady Beck Singleton and Linlin Zhang	161-05-0-019.00
5409 Wakefield Dr	5409 Wakefield Dr	
Nashville, TN 37220	Nashville, TN 37220	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Storied Homes, LLC, a Tennessee limited liability company, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Grady Beck Singleton and Linlin Zhang, a married couple, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 70, on the Plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Joseph W. Miles and wife, Mary S. Miles by Deed from Crescent Supply Company, of record in Book 4017, Page 606, Register's Office of Davidson County, Tennessee, dated May 12, 1966 and recorded on May 17, 1966.

Joseph W. Miles having become deceased on or about February 1, 1988; Last Will and Testament recorded in Book 9051, Page 807, Register's Office of Davidson County, Tennessee. Will states heirs are Joseph William Miles, Jr., John Henry Miles, Pam Miles Knight, and William Kendall Knight

William Kendall Knight has not conveyed his interest (if any).

Mary Gwendolyn Salmon Miles having become deceased on or about February 16, 2004; Affidavit of inheritance in Instrument No. 20040810-0096716, and Instrument No. 20040810-0096717, said Register's Office; (self-serving by John Henry Miles and Joseph William Miles, Jr.) stating that mutual agreement the property vests in Pamela Miles Knight.

Being the same property conveyed to Storied Homes LLC, a Tennessee Limited Liability Company by Warranty Deed from Pamela Miles Knight, Unmarried of record in Instrument No. 20240611-0043697 Register's Office for Davidson County, Tennessee, dated June 10, 2024 and recorded on June 11, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5409 Wakefield Dr, Nashville, TN 37220.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of January, 2025.

Storied Homes, LLC, a Tennessee limited liability company

Keith Harmon

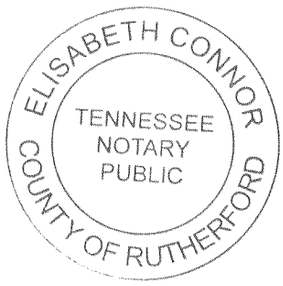
By: Keith Harmon
Its: Sole Member

State of Tennessee
County of Rutherford

Before me, Elisabeth Connor of the state and county mentioned, personally appeared Keith Harmon, Sole Member of Storied Homes, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of Satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member of Storied Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that such Keith Harmon, Sole Member of Storied Homes, LLC, a Tennessee limited liability company as Such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited liability company as Sole Member.

Witness my hand and seal, at office in Murfreesboro, TN, this 2nd day of January, 2025.

Notary Public
My Commission Expires: 4-15-28



True Copy Certification

I, **Tammy Carney,** 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 2nd day of January, 2025.

Affiant Signature

Date 1-2-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027