Karen Johnson
Batch # 1228855
01/22/2025 02:16:00 PM
Fees: $13.00 Taxes: $1,036.00
Davidson County
DEEDWARR
2 pgs
20250122-0005080

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 14-5062-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2025.

Notary Public
My Commission Expires: _____

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ML REI, LLC 6688 Nolensville Road Ste. 108-154 Brentwood, TN 37027	The New Owner	162 09 0 154.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, David S. Jamieson, Jr., as Personal Representative of the Estate of Leta Charmaine Jamieson, also known as Charmaine C. Jamieson, deceased (individually and/or collectively, "Grantor"), transfer and convey unto ML REI, LLC, a Tennessee Limited Liability Company (individually and/or collectively, "Grantee"), 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. 127 on the Plan of HICKORY VIEW, SECTION FIVE of record in Plat Book 6900, Page 868, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charmaine C. Jamieson, unmarried, by Warranty Deed from Paul H. Vanderwood, unmarried and Cheryl E. Vanderwood, unmarried, of record in Instrument No. 20040805-0094341, in the Register's Office of Davidson County, Tennessee, dated July 30, 2004, and recorded on August 05, 2004. The said Charmaine C. Jamieson, also known as and being one and the same person as Leta Charmaine Jamieson, died testate on April 11, 2024. The Last Will and Testament of Leta Charmaine Jamieson was admitted to Probate in the Chancery Court for Williamson County, Probate Division, Franklin, Tennessee, Docket No. 24PR-13706. David S. Jamieson, Jr. executes this instrument as the Personal Representative of the Estate of Leta Charmaine Jamieson, as authorized in Article IV, Section D of said Last Will and Testament.

This is improved property located at: **5709 Ashmont Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January, 2025.

GRANTOR:

The Estate of Leta Charmaine Jamieson, also known as Charmaine C. Jamieson, deceased

By: David S. Jamieson, Jr.
David S. Jamieson, Jr, Personal Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David S. Jamieson, Jr, Personal Representative of the Estate of Leta Charmaine Jamieson, also known as Charmaine C. Jamieson, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of January, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26