Karen Johnson Davidson County
Batch# 1242963 DEEDWARR
03/04/2025 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250304-0016375

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(C)(vi) Affiant Sworn to and subscribed before me this March 4, 2025. Comm Exp: Notary Public

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
MICHAEL J. MILEY and SHERRYN L. MILEY, Trustees		
MILEY COMMUNITY PROPERTY TRUST dated March 4, 2025	SAME AS NEW OWNER	180-04-0B-133.00
3541 Fair Meadows Drive		
Nashville, TN 37211		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, MICHAEL J. MILEY and SHERRYN L. MILEY (Grantors), husband and wife, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to MICHAEL J. MILEY and SHERRYN L. MILEY, Trustees of the MILEY COMMUNITY PROPERTY TRUST dated March 4, 2025 (Grantee), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 138 on the Final Plat of Brookview Forest, Phase IV, of record in Instrument No. 20061107-0138639, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to MICHAEL J. MILEY and SHERRYN L. MILEY, husband and wife, by REID WEBER and KATIE WEBER, husband and wife, by Warranty Deed of record in Instrument Number 20230523-0038748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of 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 Grantees, their heirs, successors and assigns, forever. Grantors

covenant with Grantees that Grantors 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. 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.

The improved property is known as 3541 Fair Meadows Drive, Nashville, TN 37211

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on March 4, 2025.

Michael J. Miley

Sherryn L. Miley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL J. MILEY and SHERRYN L. MILEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 4, 2025

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 March 4, 2025.

3/4/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 4th day of March, 2025.

Notary Public

My Commission Expires: _____

