Karen Johnson Davidson County
Batch# 1248045 DEEDWARR
03/19/2025 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20250319-0019719

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

S-BMR-25-1515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cameron Henry	Fifth Third Bank	
(NAME)	(NAME)	069-00-0-241.00
1515 E Stewarts Lane	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Cincinnati, OH 45227	
(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, **MIKLAR, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON HENRY, AN UNMARRIED MAN,** 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. 1, on the Final Plat of Richards Farms Lots 1-11, as of record in Instrument No. 20210309-0030935, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description.

Being the same property conveyed to Miklar, LLC, a Tennessee limited liability company by Warranty Deed from Dwell Nash, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220419-0045054 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 19, 2022.

Being a portion of the same property conveyed to Miklar, LLC, a Tennessee limited liability company by Quitclaim Deed from Wildflower Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220725-0084891 Register's Office for Davidson County, Tennessee, dated July 07, 2022 and recorded on July 25, 2022.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20210309-0030935, Register's Office of Davidson County, Tennessee.
- Application for Greenbelt Assessment of record in Instrument Number 20200429-0044765, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 185, Page 240, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 5971, Page 522, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6032, Page 603, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8510, Page 820 and 823, in the Register's Office for Davidson County, Tennessee.
- Agreed Final Order of record in Book 8549, Page 535, in the Register's Office for Davidson County, Tennessee.
- Judgment on Declaration of record in Book 2155, Page 311, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 2549, Page 515, in the Register's Office for Davidson County, Tennessee.
- Easements in favor of The Tennessee Electric Power Company of record in Book 787, Page 44 and Book 787, Page 78, in the Register's Office for Davidson County, Tennessee.
- Easement Rights of record in Book 1136, Page 1, in the Register's Office for Davidson County, Tennessee.
- Easement rights of record in Book 5, Page 123, in the Register's Office for Davidson County, Tennessee.
- Subject to an Easement for a Water Main and terms regarding well rights of record in Book 4084, Page 814, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement Transmission of record in Instrument Number 20120914-0083701, in the Register's Office for Davidson County, Tennessee.
- Orders of Possession of record in Instrument Number 20180618-0058580 and Instrument No. 20180618-0058579, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20230210-0009913, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1515 E Stewarts Lane, Nashville, Tennessee 37218**.

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 18th DAY OF MARCH, 2025.

Miklar, LLC

BY: _____
Michael Matthews
Member

BY: _____
Larry Jones
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MICHAEL MATTHEWS, 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 MEMBER of MIKLAR, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 18th of March, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LARRY JONES, 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 MEMBER of MIKLAR, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 18th of March, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jordan Myers, 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 3/18/25 (date of document).

Jordan Z. Myers
Affiant Signature

Date 3/18/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of March, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11/3/25

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025