RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-29197-25

WARRANTY DEED

38573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of April, 2025

NOTARY PUBLIC

My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Karen Johnson Davidson County
Batch# 1261416 DEEDWARR
04/17/2025 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20250417-0029634

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Miller & Anne Alford 427 A Croley Dr. Nashville TN 37209	Primis Mortgage 5535 Currituck Dr. Ste. 120 Wilmington NC 28403	091-13-3M-001.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED TEN THOUSAND AND 00/100 Dollars ($710,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN MERRITT BARTELT AND ELIZABETH ANNE SCHNEIDER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEFFREY A. MILLER AND ANNE ALFORD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of 427 Croley Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing 427 Croley Drive Townhomes, a Horizontal Property Regime, of record in Instrument #20200708-0073919, Register's Office for said County, with said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements set forth in said Declaration.

Being the same property conveyed to John Merritt Bartelt and Elizabeth Anne Schneider from Brian A. Chester by Warranty Deed dated February 22, 2022 and recorded March 4, 2022 in Instrument #20220304-0024738, said Register's Office.

Being a portion of the same property conveyed to Brian A. Chester, an unmarried man, from V. Machelle Osborne, unmarried, by Warranty Deed dated February 23, 2020 and recorded February 18, 2020 in Instrument #20200218-0017992, said Register's Office.

Being a portion of the same property conveyed to V. Machelle Osborne, unmarried, from Daniel W. Sadler and wife, Johnnie W. Salder, by Warranty Deed dated August 31, 1992 and recorded September 3, 1992 in Book 8720, page 552, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 427A Croley Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16th day of April, 2025

GRANTOR(S)

John Merritt Bartelt

Elizabeth Anne Schneider

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, John Merritt Bartelt and Elizabeth Anne Schneider, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16 day of April, 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/16/25 (date of document).

Affiant Signature

4/17/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

