This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23643-DJ

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 190
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1270947 DEEDWARR
05/09/2025 08:07:01 AM 2 pgs
Fees: $13.00 Taxes: $1,738.82
20250509-0036324

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $469,950.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2025.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Address New Owner	Send Tax Bills To:	Map-Parcel Number
200 Muir Avenue Trust P.O. Box 121859 Nashville, TN 37212	New Owner P.O. Box 121859 Nashville, TN 37212	186-03-0A-147-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **200 Muir Avenue LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the **200 Muir Avenue Trust u/a/d April 25, 2025**, hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 147, Final Plat, Phase I, Burkitt Commons, according to survey and plat of same appearing of record in Instrument No. 20180119-0006002, in 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 200 Muir Avenue, LLC by Quitclaim Deed from Aaron Ammon and Megan Ammon, husband and wife, dated August 24, 2022, recorded October 17, 2022, of record in Instrument No. 20221017-0113358, Register's Office for Davidson County, Tennessee.

This is improved property located at: **200 Muir Avenue, Nolensville, TN 37135**

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 its 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 1st day of May, 2025.

GRANTOR:

200 Muir Avenue LLC,
a Tennessee limited liability company

By:_____
Aaron Ammon, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aaron Ammon, 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 is the Sole Member of 200 Muir Avenue LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/22/2029