THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450749** Karen Johnson Davidson County Batch # 1274598 DEEDWARR 05/19/2025 02 31 53 PM 2 pgs Fees $13 00 Taxes $3,552 00 20250519-0039354	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $960,000 00 Affiant Subscribed and sworn to before me, this 15th day of May, 2025 Notary Public My Commission Expires. 05/08/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

WARRANTY DEED

Address New Owner: Clayton B. Mills and Karen L. Mills 1501 Forest Avenue Nashville TN 37206	Send Tax Bills To. New Owner	Tax Information· Tax Parcel ID No 083 09 0 363 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence Alexander Kown, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clayton B. Mills and Karen L. Mills, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following described Real Estate in the County of Davidson, State of Tennessee, to wit. Being Lot 55, on the Plan of the SUBDIVISION OF THE A V.S. LINDSLEY 29 ACRE TRACT, of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lawrence Alexander Kown, an unmarried man, by Warranty Deed from Django C Walker, unmarried, of record in Instrument No. 20151105-0112992, in the Register's Office of Davidson County, Tennessee, dated November 04, 2015 and recorded on November 05, 2015

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE A.V.S. LINDSLEY 29 ACRE TRACT, as recorded in Plat Book 57, Page(s) 66

This is improved property located at 1501 Forest Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of May, 2025

Lawrence Alexander Kown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence Alexander Kown, 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, at office, this 15th day of May, 2025

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-25-1501