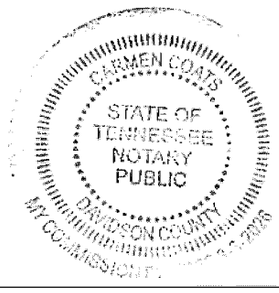
Karen Johnson Davidson County
Batch# 1280573 DEEDWARR
06/02/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20250602-0043183

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Warren and Wendy Warren	**New Owner(s)**	
(NAME) **5709 Red Oak Drive**	(NAME)	08107026600
(ADDRESS) **Nashville TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Yolanda Denise Miller, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Warren and Wendy Warren, husband and wife ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR 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 Lot No. 9 on the Plan of Menee's Subdivision of Lot No. 8 of the Thomas Woodard Property as of record in Book 161, Page 44, said Register's Office.

Said Lot No. 9 fronts 50 feet on the easterly side of 15th Avenue North, formerly Hutcheson Avenue and runs back between parallel lines 11.8 feet on the northerly line and 112 1/2 feet on the southerly line to an alley.

Being the same property conveyed to Yolanda Denise Miller, by virtue of that certain Quit Claim Deed dated November 15, 2018, and being of record at Instrument No. 20181115-0112562 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Charlie Porter and Beverly Jean Porter by virtue of Warranty Deed dated October 8, 1979 at Book 5515, Page 41 in the said Register's Office. Charlie Porter having since passed.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 1808 15th Ave N Nashville, TN 37208
(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

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. 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 hand this 22nd day of May, 20 25.

Yolanda Denise Miller

Yolanda Denise Miller

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared via video/audio before me a Notary Public in and for said State and County, duly commissioned and qualified, **Yolanda Denise Miller** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of May, 20 25.

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 22. 2025.

Affiant Signature

2nd day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028