WARRANTY DEED

Karen Johnson Davidson County
Batch# 1284201 DEEDWARR
06/13/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250613-0046047

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

File No. EM-25-9885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.00

Dorlisa A. Dismuke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorlisa A. Dismuke	NEW OWNER	
(NAME) 2705 Huntmere Lane	(NAME) 2705 HUNTMERE LANE	050-02-0A-162.00-CO
(ADDRESS) Nashville, TN 37207	(ADDRESS) NASHVILLE, TN 37207	
(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, I/we, **Victoria Mier and Benedict David Mier, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorlisa A. Dismuke,** HEREINAFTER CALLED THE GRANTEE, 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. 162, on the Plan of Final Plat of Belle Arbor PUD Phase 6 (formerly known as Victory Village PUD) of record in Plat at Instrument No. 20210518-0066771 having been corrected by Surveyors Certificate of Correction of record in Instrument No. 20210819-0112378, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victoria Sexton and Benedict David Mier, wife and husband by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20220325-0034670 Register's Office for Davidson County, Tennessee, dated March 24, 2022 and recorded on March 25, 2022. Victoria Sexton having since married Benedict David Mier and is now known as Victoria Mier.

This is property more commonly known as 2705 Huntmere Lane, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 10th day of June, 2025.

Victoria Mier

Benedict David Mier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2025, before me personally appeared Victoria Mier and Benedict David Mier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2025.

Notary Signature
My commission expires: May 8, 2029



Certificate of Authenticity

I, Holly A. Mason, 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 June 10 2025.

Affiant Signature

6/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026