RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-30261-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288987 DEEDWARR
06/23/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250623-0049271

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2025

NOTARY PUBLIC

My commission expires:

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

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
Steven Iser 1523 E. Stewarts Lane Nashville, TN 37218	Same address as new owner	069-00-0-243-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($750,000.00) 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, **MIKLAR, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEVEN ISER, An unmarried man**, 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 Lot No. 3 on the Plan of the Final Plat of Richards Farms Lots 1-11, of record in Instrument Number 20210309-0030935, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Miklar, LLC, a Tennessee Limited Liability Company, from Wildflower Partners, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated July 7, 2022, and recorded July 25, 2022, in Instrument Number 20220725-0084891, said Register's Office.

Being the same property conveyed to Miklar, LLC, a Tennessee Limited Liability Company from Dwell Nash, LLC, a Tennessee Limited Liability Company by Warranty Deed dated April 13, 2022, and recorded April 19, 2022, in Instrument Number 20220419-0045054, said Register's Office.

Being part of the same property conveyed to Wildflower Partners, LLC from Gus Richards, Jr. and Bobby Earl Richards and Peggy Jo Richards Fielder and Roger Dale Richards and Dorothy Jean Richards Ellis and Betty Faye Richards Causey by Warranty Deed dated April 24, 2019, and recorded May 6, 2019, in Instrument Number 20190506-0042276, 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: **1523 East Stewarts Lane, Nashville, TN 37218**

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 20th day of June, 2025

GRANTOR(S)

Miklar, LLC, a Tennessee Limited Liability Company

By: _____
Michael Matthews, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Michael Matthews, Managing Member of Miklar, LLC, 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 20th day of June, 2025.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 4-25-2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/20/25 (date of document).

Jennifer L. Pennell

6/23/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 6/23, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal