WARRANTY DEED

Karen Johnson Davidson County
Batch# 1295880 DEEDWARR
07/10/2025 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20250710-0054503

File #25-TC-2707-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Miller and Erika Kessler	**Community Mortgage LLC, ISAOA DBA Community Mortgage Advisors**	
(NAME)	(NAME)	**083 08 0 176.00**
414 Douglas Avenue	**19045 East Valley View Parkway, Suite F**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Independence, MO 64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DEVIN MUELLER AND LOGAN WELCH, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAMES MILLER AND ERIKA KESSLER, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of SECTION 6, SECOND ADDITION, ROSEWOOD HEIGHTS, as shown on plat of record in Plat Book 2854, Page 21, 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 Devin Mueller and Logan Welch, a Married Couple, by Warranty Deed from Tiffany A. Shipp, an Unmarried Person, of record in Instrument No. 20220406-0039597, in the Register's Office of Davidson County, Tennessee, dated March 28, 2022, and recorded on April 06, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6, SECOND ADDITION, ROSEWOOD HEIGHTS, as recorded in Plat Book 2854, Page(s) 21.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2804, Page 217 and Book 2862, Page 313.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3990, Page 647 and Book 3990, Page 651.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2707 Meadow Rose Drive, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 8th day of July, 2025.

Devin Mueller

Logan Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2025, before me personally appeared Devin Mueller, 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 8th day of July, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 8th day of July, 2025, before me personally appeared Logan Welch, 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 8th day of July, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of July, 2025.

Affiant Signature
Date 7/8/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

