THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250751698

Karen Johnson Davidson County
Batch # 1308758 DEEDWARR
08/12/2025 09:43:14 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20250812-0063941

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $660,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of August, 2025.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 03, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashley Gregory 6525 Chessington Dr Nashville TN 37221	New Owner	Tax Parcel ID No. 155 08 0C 233.00

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, **Michael Myles and Maureen Myles, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ashley Gregory, unmarried**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 233, on the Plan of POPLAR CREEK ESTATES, PHASE 2, of record in Plat Book 6900, Pages 339 through 347, amended in Plat Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Myles and Maureen Myles, a married couple, by Warranty Deed from Carolyn P. Schmitt, a widow, of record in Instrument No. 20240123-0004451, in the Register's Office of Davidson County, Tennessee, Dated January 18, 2024 and recorded on January 23, 2024.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POPLAR CREEK ESTATES, PHASE 2, as recorded in Plat Book 6900, Page(s) 339-347 and amended in Plat Book 7900, Pages 888 and 889.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6662, Page 433, as amended in Book 6987, Page 966 and Book 7964, Page 33.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9472, Page 824.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6474, Page 346 (as amended in Book 6486, Page 587) and Book 6804, Page 536.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7099, Page 299.

Charter for Poplar Creek Estates Homeowners' Association recorded as Book 7120, Page 125.

This is improved property located at 6525 Chessington Dr Nashville TN 37221

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, Grantors warrant that this instrument is effective as of the 8th day of August, 2025.

Michael Myles

Maureen Myles

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ BREVARD)

[✓] By Physical Presence
[ ] Online Notarization

Produced as Identification: DRIVER LICENSE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Myles and Maureen Myles, 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 05 day of August, 2025.

Patricia Arnaiz Chipoco
Notary Public
My Commission Expires: 03/10/27

PATRICIA ARNAIZ CHIPOCO
Notary Public - State of Florida
Commission # HH 363186
My Comm. Expires Mar 10, 2027
Bonded through National Notary Assn.