WARRANTY DEED

Karen Johnson Davidson County
Batch# 1314091 DEEDWARR
08/25/2025 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20250825-0067974

File #25-TC-0948-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 $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August, 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)
Davida Hemmy	**Mortgage Research Center, LLC DBA Veterans United Home Loans**	
(NAME)	(NAME)	**082 08 0 346.00**
948 Maxwell Avenue	**1400 Forum Boulevard, Suite 18**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Columbia, MO 65203**	
(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,

DIANE MILESON, AN UNMARRIED WOMAN, AND EDWIN JENSEN, AN UNMARRIED MAN,

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

DAVIDA HEMMY, SINGLE WOMAN,

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:

Being Lot No. 23 on the plan of HOUSE AND SIMONTON'S SUBDIVISION OF LOTS NO. 1 TO 16 INCLUSIVE, IN STRATTON AND SEYMOUR'S ADDITION TO EDGEFIELD, of record in Plat Book 57, Page 137, 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 Edwin Jensen, unmarried man, and Diane Mileson, unmarried woman, as joint tenants with right of survivorship, by Quitclaim Deed from Edwin Jensen, unmarried man, and Diane Mileson, unmarried woman, of record in Instrument No. 20190311-0021809, in the Register's Office of Davidson County, Tennessee, dated March 07, 2019, and recorded on March 11, 2019.

Being the same property conveyed to Edwin Jensen, unmarried man and Diane Mileson, unmarried woman, by Quitclaim Deed from Edwin Jensen, unmarried man, of record in Instrument No. 20180824-0084064, in the Register's Office of Davidson County, Tennessee, dated August 10, 2018, and recorded on August 24, 2018.

Being the same property conveyed to Edwin Jensen, unmarried man, by Warranty Deed from Margaret Griswold and David R. Griswold, wife and husband, of record in Instrument No. 20180824-0084062, in the Register's Office of Davidson County, Tennessee, dated June 21, 2018, and recorded on August 24, 2018.

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 HOUSE AND SIMONTON'S SUBDIVISION OF LOTS NO. 1 TO 16 INCLUSIVE, IN STRATTON AND SEYMOUR'S ADDITION TO EDGEFIELD, as recorded in Plat Book 57, Page(s) 137.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **948 Maxwell Avenue, 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 21st day of August, 2025.

Diane Mileson

Edwin Jensen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2025, before me personally appeared Diane Mileson, 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 21st day of August, 2025.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2025, before me personally appeared Edwin Jensen, 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 21st day of August, 2025.

Notary Signature
My commission expires:

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

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 21 day of August, 2025.

Affiant Signature
Date 8/21/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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