WARRANTY DEED

Karen Johnson Davidson County
Batch# 1323302 DEEDWARR
09/17/2025 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20250917-0074119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0925-049

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Miles Strother	Miles Strother	162 12 0A 045.00
(NAME)	(NAME)	
1047 Brittany Park Drive	1047 Brittany Park Drive	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATHAN T SUMNER, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MILES STROTHER, an unmarried man,** 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:

Being Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Brittany Park, Phase 1B, First Revision of record in Plat Book 9700, Page 610, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed by Warranty Deed from Ian Reding, an unmarried man to Nathan T. Sumner, a single man, recorded June 23, 2022, as Instrument No. 20220623-0071756 in Davidson County, Tennessee Register of Deeds.

This conveyed property is subject to Declaration of Covenants, conditions easements and restrictions of record in Book 10016, Page 870, Instrument No. 20021025-0130771, amended in Book 10772, Page 988; Charter of Brittany Park Subdivision Homeowners Association of record in Book 10016, Page 900; Stormwater Detention Agreement Easement of record in Book 9938, Page 753 and Book 8174, Page 198; any and all matters shown on the plat of record in Plat Book 9700, Page 610, in the Register's Office for Davidson County, Tennessee.

Unimproved ☐
This is improved ☑ property, known as 1047 Brittany Park Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 16th day of September, 2025.

Nathan T. Sumner by: Sheri Morgan, Attorney in Fact
Nathan T Sumner
By: Sheri Morgan, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, the within named, **Sheri Morgan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the foregoing instrument (**Warranty Deed**) for the purpose herein contained; and the said **Sheri Morgan,** to me known to be the person who executed the same as the free act and deed of the said **Nathan T. Sumner,** and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **Nathan T. Sumner**, and appearing of record in Record Book _____, page _____, in the Register's Office of **Davidson** County, Tennessee.

202509170074118

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 16th day of September, 2025.

Notary Public

My Commission Expires: 10/16/29

MALEIA BETH GRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 Sept 16, 25 (date of document).

Jennifer Pennell

Sept 16, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Sept 16, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

