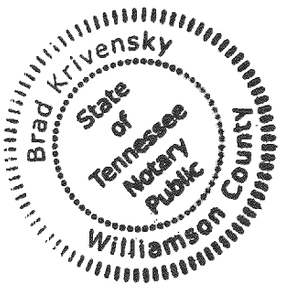
Karen Johnson Davidson County
Batch# 1356830 DEEDWARR
12/11/2025 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20251211-0098722



STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF December, 2025.

NOTARY PUBLIC
My Commission expires: 9/18/29

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25110010

Address of New Owner	Send Tax Bills To:	Tax Information:
Amy Miller 2111 Early Avenue Nashville, TN 37206	Same	083-03-0-097.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Carol Karpinen and David O'Donohue, wife and husband,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Amy Miller,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Pontotoc Subdivision, a Part of the Early Tract of record in Plat Book 547, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol Karpinen and David O'Donohue, wife and husband, by Warranty Deed from John Fredrick Twomey, married man, dated 02/02/2022 and recorded on 02/28/2022 in Instrument No. 20220228-0022581, Register's Office for Davidson County, Tennessee.

This is property generally located:
2111 Early Avenue, Nashville, TN 37206

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 547, Page 113, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Carol Karpinen and David O'Donohue** have caused this instrument to be executed, this the 5 day of Dec, 2025.

Carol Karpinen

David O'Donohue

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Carol Karpinen and David O'Donohue,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 5 day of Dec, 2025.

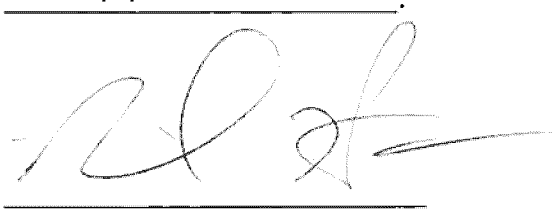
My Commission expires: 7/24/26

NOTARY PUBLIC

LEWIS BROWER MCCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Nick Harris, 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 12/9/25.



Affiant Signature

12/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of December, 20 25.



Notary's Signature

My Commission Expires: 3/9/27

Date

