Karen Johnson Davidson County
Batch# 1373096 DEEDWARR
01/23/2026 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260123-0005989

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $430,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of January, 2026.

NOTARY PUBLIC

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ann Miles (NAME)	PRIMIS MORTGAGE COMPANY (NAME)	073-05-0-032.00
1904 Avalon Drive (ADDRESS)	5535 CURRITUCK DR STE 120 (ADDRESS)	
Nashville, TN 37216	WILMINGTON, NC 28403	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Catherine Marie Stephenson,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ann Miles, a single woman,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 18 on the Plan of Virginia Manor as of record in Book 1835, Page 22, Register's Office for said County.

Said Lot fronts 70 feet on the southeasterly side of Avalon Drive and runs back 166.8 feet on the northeasterly line and 183.6 feet on the southwesterly line to a dead line in the rear on which it measures 71.99 feet.

Being the same property conveyed to Joe M. Reeves, Jr. and wife, Joy Reeves by Warranty Deed from Stella C. Young of record in Book 5478, Page 237, Register's Office for Davidson County, Tennessee, dated July 27, 1979 and recorded on August 7, 1979.

Being the same property conveyed to Joy Marie Reeves by Quitclaim Deed from Joe Marvin Reeves, Jr. of record in Instrument No. 20020102-0000333, Register's Office for Davidson County, Tennessee, dated December 4, 2001 and recorded on January 2, 2002.

The said Joy Marie Reeves having died on or about May 11, 2023. See Affidavit of Heirship of record in Instrument No. 20240620-0046069, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 1904 Avalon Drive, Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of January, 2026.

Catherine Marie Stephenson

Catherine Marie Stephenson

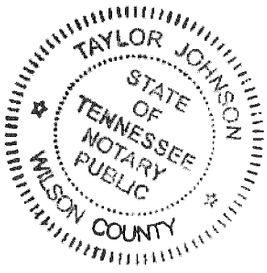
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine Marie Stephenson, the herein bargainor, 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.

Witness my hand and official seal, this the 16th day of January, 2026.

Taylor Johnson

Notary Public
My Commission Expires: 5/14/2029



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 16, 2026

Affiant Signature

23rd day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028