39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Charles Metcalfe Grimes
Affiant

Karen Johnson Davidson County
Batch # 1386051
02/26/2026 12:09:31 PM
Fees: $18.00 Taxes: $2,664.00
20260226-0015335
DEEDWARR 3 pgs

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

ANGELA L. HOUSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

JM-C-26-100X

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Metcalfe Grimes	SHELTER LENDING SERVICES, LLC	
(NAME) **100 39th Ave North**	(NAME) 1245 CHEYENNE AVENUE, SUITE 304B/304C	**104-05-0-021.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) GRAFTON, WI 53024	
(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, **MARK MILLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES METCALFE GRIMES, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Vinett Subdivision of record in Plat Book 11190, Page 123, 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 Mark Miller by Warranty Deed from Michael Lewis a/k/a William M. Lewis and wife, Tiffany K. Lewis of record in Instrument No. 20070712-0082991 Register's Office for Davidson County, Tennessee, dated July 10, 2007 and recorded on July 12, 2007.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 11190, Page 123, Register's Office for Davidson County, Tennessee.
- Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 4431, Page 26, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Sewers and Sanitary Sewers of record in Book 4689, Page 409, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 1677, Page 327, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 39th Ave North, Nashville, Tennessee 37209**.

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 20th DAY OF FEBRUARY, 2026.

Mark Miller

Mark Miller

Kathern Miller

Kathern Miller

Kathern Miller, spouse of Mark Miller, hereby joins in this conveyance and does transfer and convey any and all marital interest Kathern Miller may have in and to the above-described tract or parcel of land.

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of February, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERN MILLER, the within named 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 20th of February, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Angela Y. Poston-Williamson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 2/20/24.

Angela Y. Poston-Williamson

Date: 2/26/24

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 26th day of February, 2024.

Lydia H Weaver
Notary Public

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission Expires: 7/6/26

SEAL