Name and Address of New Owner:
Matthew Thiemann and Katherine Thiemann
1621 Lethia Drive
Nashville TN 37206

Send Tax Bills To: United Wholesale Mortgage
c/o Matthew Thiemann and Katherine Thiemann
P.O. Box 6140
Carol Stream IL 60197-6140

This Instrument Prepared By:
Priority Title, LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 1410486 DEEDWARR
04/23/2026 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $3,244.90
20260423-0034436

Map & Parcel No: 073-13-0-192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Abbey Miles and James Farley, wife and husband, and Marcus Miles, a married man**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Matthew Thiemann and Katherine Thiemann, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 113 & 114 on the Plan of Section Two, Henderson Gardens of record in Plat Book 2900, Page 101, 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 Abbey Miles, an unmarried woman, (now married to James Farley), and Marcus Miles, a married man, as tenants in common with rights of survivorship, by Warranty Deed from Reginald Mckeever, single of record in Instrument No. 20200527-0054595 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 27, 2020.

The said James Farley joins herein to convey any and all rights, title and interest in the property by virtue of his marriage to Abbey Miles.

The said property has not nor has it ever been the principal residence of Marcus Miles.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of April, 2026.

_____ **(SEAL)**
Abbey Miles

_____ **(SEAL)**
James Farley

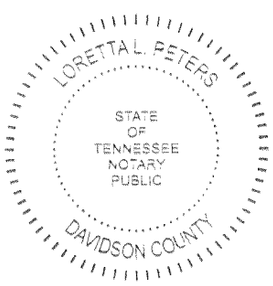
_____ **(SEAL)**
Marcus Miles

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22nd day of April, 2026, before me personally appeared **Abbey Miles, James Farley and Marcus Miles**, 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 22nd day of April, 2026.

_____
Notary Signature Loretta L. Peters
My commission expires: 01/24/2028



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $877,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Denise Woods
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 22nd day of April, 2026.

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, **Denise Woods,** 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 22 day of April, 2026.

Denise Woods
Affiant Signature
Date 4-22-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

