Karen Johnson Davidson County
Batch# 1482450 DEEDWARR
10/08/2026 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20261008-0092522

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Affiant Subscribed and sworn to before me, this the 21st day of September, 2026. Notary Public My commission expires: 11/15/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hayle Austin	New Owner	161-06-0A-197.00-CO
1360 Crown Point Place		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MILESTONE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYLE AUSTIN, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF 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 a certain private element townhome unit situated in Davidson County, Tennessee, and being further known as Unit 197, together with the appurtenant common elements of Oakhill Townhomes, Phase 3, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument No. 20070614- 0071397; as amended and supplemented in Instrument No. 20080325-0030014; and in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee; to which reference is hereby made, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended and supplemented, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and Reference is hereby made to the site-plan of Oakhill Townhomes, Phase 3, attached as exhibit to said Declaration, as amended and supplemented. See also plan of record in Book 4460, pages 76 & 77; and in Instrument No. 20080605-0058042, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Ashley Nicole Burns, single by Warranty Deed from Paul D. Stevens of record in Instrument No. 20200716-0078033 Register's Office for Davidson County, Tennessee, dated July 13, 2020 and recorded on July 16, 2020.

Being the same property conveyed to Milestone Homes, LLC, a Limited Liability Company by Warranty Deed from Georgana B. Burns and Martin R. Burns, Conservators of the Conservatorship of Ashley Nicole Burns of record in Instrument No. 20260420-0032449 Register's Office for Davidson County, Tennessee, dated April 17, 2026 and recorded on April 20, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1360 Crown Point Place, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of September, 2026.

Milestone Homes, LLC, a Tennessee Limited Liability Company

By: _____
Frank J. Miles, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank J. Miles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Milestone Homes, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of September, 2026.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/18/26.

Affiant Signature – Joshua A. Terry

10/1/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/1/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27