Karen Johnson Davidson County
Batch# 1483587 DEEDWARR
10/13/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20261013-0094106

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Nancy Enoch Affiant Subscribed and sworn to before me, this the 13th day of October, 2026. Elizabeth Yerger Notary Public My commission expires: _____ (AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Francis W. Donlon and Andrew S. Cobble	New owners	**156-02-0-193-00**
904 Harpeth Bend Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Laurel A. Miles and Evan J. Miles, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francis W. Donlon, unmarried, and Andrew S. Cobble, unmarried, as joint tenants,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 754 on the Plan of Section Two, Harpeth Woods, of record in Plat Book 5200, Page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to Laurel A. Miles and husband, Evan J. Miles, and Michael Allen First, married, by Warranty Deed dated December 13, 2013, from Jerry Michael Troxler, unmarried, of record in Instrument No. 20131217-0127303, said Register's Office for Davidson County, Tennessee, and being further conveyed to Laurel A. Miles and husband, Evan J. Miles, by Quitclaim Deed dated June 25, 2018, from Michael Allen First, married, of record in Instrument No. 20180711-0066689, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Plat Book 5200, Page 280, Register's Office for Davidson County, Tennessee. Note: Said lot lies within the 100 year flood area.**

2) **Restrictive Covenants as set out in instrument of record in Book 5884, Page 840, said Register's Office.**

3) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 904 Harpeth Bend Drive, Nashville, TN 37221.

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) that I/we am/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), 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 12th day of October, 2026.

Laurel A. Miles

Laurel A. Miles

Evan J. Miles

STATE OF MICHIGAN
COUNTY OF LAPEER

Personally appeared before me, a Notary Public of said County and State, Laurel A. Miles and Evan J. Miles, wife and husband the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Imlay City, Michigan, this 12th day of October, 2026.

Miriam Sands

Notary Public

My Commission Expires: 10-24-30

MIRIAM SANDS
NOTARY PUBLIC, STATE OF MI
COUNTY OF SANILAC
MY COMMISSION EXPIRES Oct 24, 2030
ACTING IN COUNTY OF Lapeer

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 October 12, 2026.

Affiant Signature

October 13, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of October, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028