THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 182206 DEEDWARR
01/09/2019 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20190109-0002514

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffery S. Miller and Julie E. Miller 6110 B Pennsylvania Avenue Nashville, TN 37209	Jeffery S. Miller and Julie E. Miller 322 Greenway Avenue Nashville, TN 37205	091-02-0-122.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cathy Clark, as Executrix of the Estate of Eva Jeannette Grimes Risher,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeffery S. Miller and wife, Julie E. Miller,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11A, Zone Lot Division of Lot No. 11 of the Re-subdivision of Lot 11 of Cherokee Park, as of record in Book 6200, Page 482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eva Jeanette Risher, an unmarried person, by Warranty Deed from Mohamed Safeek and wife, Nazmoon Safeek of record in Book 7718, page 573, dated 12/1/1988, Register's Office for Davidson County, Tennessee. Eva Jeannette Risher, also known as Eva Jeannette Grimes Risher, is now deceased. Her estate is probated under the style of "IN RE: Estate of Eva Jeannette Grimes Risher", Docket No. 17P1421, in the Circuit Court of Davidson County, Tennessee (Probate Division). The Court in that matter has issued an Order that the real property is brought into the Estate due to insolvency, and that the Executrix of the Estate, namely Cathy Clark, may sell the real property of the deceased Eva Jeannette Grimes Risher.

This is improved property known as 6110 B Pennsylvania Avenue Nashville, Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand below, this 8th **day of** January, **2019:**

The Estate of Eva Jeannette Grimes Risher

Cathy Clark, Executrix

BY: Cathy Clark, as Executrix of the Estate of Eva Jeannette Grimes Risher

STATE OF Tennessee)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Cathy Clark**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **as Executrix of the Estate of Eva Jeannette Grimes Risher**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **as Executrix of the Estate of Eva Jeannette Grimes Risher** for the purposes therein contained.

Witness my hand and official seal on this the 8 day of January, 2019:

NOTARY PUBLIC

My Commission Expires: 12/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $115,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 8 DAY OF January, 2019:

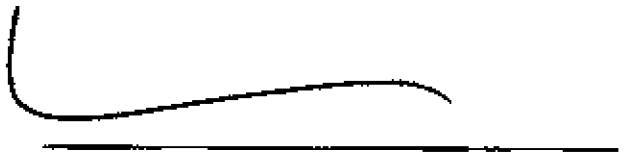
Notary Public

My Commission Expires: 12/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

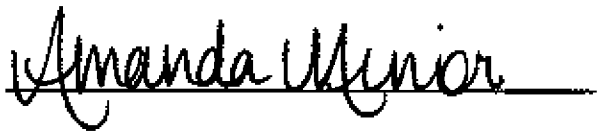
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

