ADDRESS NEW OWNER: Leah H. Miller

1100 Dodson Street
Old Hickory, TN 37138

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 044-15-0-299.00

Karen Y Johnson Davidson County
Batch# 182725 DEEDWARR
01/10/2019 03:41:30 PM 2 pgs
Fees: $13.00 Taxes: $658.60
20190110-0002906

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Moira B. Kodadek f/k/a Moira B. Rives,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Leah H. Miller, unmarried,**(the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Not. 9 on the Plan of Section "C", Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office, for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Moira B. Rives from Sebestiana Serraglio, an unmarried person, by Warranty Deed recorded on June 15, 2009, of record in Instrument No. 20090615-0055269, said Register's Office. Moira B. Rives has since married William F. Kodadek and is now known as Moira B. Kodadek.

This is property with a common address of 1100 Dodson Street, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.(3) Charter for Homeowners Association in Book 8290, PAge 865, said Register's Office.

Grantor warrants that the subject property has never been used as her marital residence and is not subject to any marital rights therein.

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), 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.

(Signature)

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Notary Signature)

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of January 2019.

Moira B. Kodadek FKA Moira B Rives

Moira B. Kodadek f/k/a Moira B. Rives

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Moira B. Kodadek f/k/a Moira B. Rives, married,** with whom I am personally acquainted, or who 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 office this 10th day of January 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 3, 2022

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $178,000.00.

Affiant

Subscribed and sworn before me this 10th day of January 2019.

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

Notary Public
My Commission Expires: 1-3-2022

File No. 1812K323