This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 221378 DEEDWARR
04/24/2019 10:28:25 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20190424-0037599

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 299,900.00

Affiant Signature

Subscribed and sworn to before me on this the 19th day of April, 2019

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission expires _____/_____/_____

NAME AND ADDRESS OF PROPERTY OWNER:
Christopher Miller
5121 Bay Overlook Drive
Hermitage, TN 37076-3651
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 097160A07000C0

WARRANTY DEED

19NT00223

Effective the 19th day of April, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

STEVEN E. ZACHAR AND WIFE, CATHERINE A. ZACHAR

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHRISTOPHER MILLER, UNMARRIED

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 102 on the Plan of the Penisula, Section 2, a Planned Residential Development of record in Book 9700, Page 352 and amended Plat of record in Book 10547, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven E. Zachar and wife, Catherine A. Zachar, by Warranty Deed from Fox Ridge Homes, Inc. aka NVR Fox Ridge, Inc., dated 04/16/1998 and recorded 04/23/1998 in Book 10897, page 171, Register's Office for Davidson County, TN.

This is an improved property commonly known as 5121 Bay Overlook Dr, Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19th day of April, 2019

Steven E. Zachar

Catherine A. Zachar

State of ~~Tennessee~~ New Florida
County of ~~Davidson~~ New Clay

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Steven E. Zachar and Catherine A. Zachar, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 19th day of April, 2019.

Notary Public Nathaniel C. Williams

My commission expires: 10/30/2020

NATHANIEL C. WILLIAMS
Notary Public - State of Florida
Commission # GG 043079
My Comm. Expires Oct 30, 2020
Bonded through National Notary Assn.