Name and Address of New Owner:
Ellen Miller and Michael Miller
1408 Autumn Knoll Road
Nashville, TN 37076

Send Tax Bills To:
Mulder

Karen Johnson Davidson County
Batch# 227621 DEEDWARR
05/08/2019 03:24:11 PM 2 pgs
Fees: $13.00 Taxes: $849.52
20190508-0043299

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 086 07 0 074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Edward G. Mulder, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ellen Miller and Michael Miller, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 118 on the Plan of Jackson's Retreat, Phase III, of record in Plat Book 5200, Page 517 Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edward G. Mulder, an unmarried man by Warranty Deed from Stephanie Rose Nolan, unmarried dated March 21, 2005 and recorded April 4, 2005 in Instrument No. 20050404-0035999, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WVRES-19-1408

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of April, 2019.

Edward G. Mulder

STATE OF MI

COUNTY OF Kent

On this 2nd day of ~~April~~ May, 2019, before me personally appeared Edward G. Mulder, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 2nd day of ~~April~~ May, 2019.

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF MI

COUNTY OF Kent

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $229,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of ~~April~~ May, 2019.

Notary Public

KYLE BAINBRIDGE
Notary Public - Michigan
Kent County
My Commission Expires Aug 17, 2022
Acting in the County of Kent

KYLE BAINBRIDGE NOTARY PUBLIC My Comm. Exp. Aug 17, 2021 Kent County, MI