WARRANTY DEED

Karen Johnson Davidson County
Batch# 258288 DEEDWARR
07/17/2019 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20190717-0070020

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Deborah P. Gary
AFFIANT

Subscribed and sworn to before me this the 12th day of July, 2019.

Kristi McCoy
NOTARY PUBLIC

My commission expires: 3/25/2022

STATE OF TENNESSEE NOTARY PUBLIC KRISTI McCOY WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 19-1103 GARY

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah P. Gary	Deborah P Gary	
(NAME) 8626 Old Charlotte Pike	(NAME) 8626 Old Charlotte Pike	112-00-0-017.03
(ADDRESS) Pegram, TN 37187	(ADDRESS) Pegram, TN 37187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John W. Miller Jr. and Dana Miller, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah P. Gary, unmarried woman**, 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:

Beginning at a point in the center of Old Charlotte Pike at the northeasterly corner of the Claudia G. Hobbs Hardin Property, said point also being the southeasterly corner of herein described tract; thence leaving the center of Old Charlotte Pike with Hardin's northerly line N 82 degrees West 246 feet to a point in the line of the property conveyed to Dorris Horner by deed of record in Book 5152, page 659, said Register's Office; thence N 24 degrees 30 minutes East 150 feet to a point; thence S 69 degrees East 222.5 feet to a point in the center of Old Charlotte Pike; thence with said center S-16 degrees W. 93.25 feet to a point of beginning.

Being the same property conveyed to John W. Miller Jr., married by Warranty Deed from Darrell Davidson and wife, Dana Davidson, date 09/23/13, of record in Instrument No. 20130926-0101020, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Miller, Jr. and Dana Miller, husband and wife, by Quitclaim Deed from John W. Miller, Jr. dated 04/25/19, of record in Instrument No. 2019503-0041625, Register's Office for Davidson County, Tennessee..

DESIGNATED as Tax ID: 112-00-0-017.03

This is
unimproved ☐
improved ☒ property known as 8626 Old Charlotte Pike, Pegram, TN 37187

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this the 12th day of July, 2019.

John W. Miller Jr.

Dana Miller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **John W. Miller Jr. and Dana Miller, husband and wife**, 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 such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 12th day of July, 2019.

Notary Public

My Commission Expires:
3/25/2023

KRISTI McCOY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Kelsey Pitman, 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.

Kelsey Pitman
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kristi McCoy, a notary public for this county and state, Kelsey Pitman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi McCoy
Notary's Signature

My Commission Expires: 03/25/23

