WARRANTY DEED

Karen Johnson Davidson County
Batch# 259738 DEEDWARR
07/22/2019 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $528.73
20190722-0071265

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/22/23
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
KRISTEN T. KABE
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0231

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marieta Kay Robison		Map: 142060A24600CO
(NAME) 810 Bellevue Rd. Apt 246	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY-TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($142,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEAH MILLER, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIETA KAY ROBISON, SINGLE 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:

Being Unit 246, Building 41, together with Garage, designated as No. 246G (erroneously shown as 246C on prior deed), on the Plan of Peppertree Creekside Meadows Condominiums, as shown by plat of record in Plat Book 4676, Pages 128-130, of Reg. Off. of Davidson County, TN, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Leah Miller, by deed from Tim Craig, unmarried, of record in Instrument No. 20050721-0085009, dated July 18, 2005, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Charter for Homeowner's Association of record in Book 4836, Page 610, said Register's Office.

Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079894, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4834, Page 257, amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 6535, Page 723, Book 6874, Page 354, Book 7610, Page 973, Book 4834, Page 297, amended in Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 724, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 810 Bellevue Rd. Apt 246, Nashville, TN 37221
(House No.) (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 our hands this 30th day of April, 2019.

Leah Miller

STATE OF MARYLAND
COUNTY OF PRINCE GEORGES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leah Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of April, 2019.

My Commission Expires: 05.31.2021

Notary Public

GEORGE JACKSON NOTARY PUBLIC MD PRINCE GEORGE'S COUNTY, MY COMMISSION EXPIRES MAY 31, 2021

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).