This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 277542 DEEDWARR
08/29/2019 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190829-0087148

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn before me this the 28th day of August, 2019.

Notary Public
My commission expires: 9/25/15

NIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ruth N. Perez 2920 Donna Hill Drive Nashville, TN 37214	New Owner	073-11-0 093.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN T. MILLAN F/K/A KATHRYN TAYLOR AND HUSBAND, RENE MILLAN,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RUTH N. PEREZ AND JONATHAN MYERS, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Revision of Section One, Sunset View, of record in Plat Book 2663, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathryn Taylor by deed dated 04/29/2015, from Harriett Kay C. Gray, Trustee of the Kay C. Gray Revocable Trust Agreement U/A/D August 23, 2013, of record in Instrument No. 20150501-0039680, said Register's Office.

Subdivision Restrictions, Building Lines, and Easements of record in Plat Book 2663, page 27 and 28, in the Register's Office of Davidson County, Tennessee.

Deed Restrictions recorded at Book 2492, page 307 and 631, in the said Register's Office.

Easements of record at Book 4346, page 519, and Book 6710, page 421, as recorded in the said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2920 Donna Hill Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 28th day of August, 2019.

Kathryn T. Millan F/K/A Kathryn Taylor

Rene Millan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kathryn T. Millan f/k/a Kathryn Taylor and Rene Millan,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019