NEW OWNER:
Katherine Harper
1503 Forrest Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-39

MAP & PARCEL
083-09-0-362.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 360977 DEEDWARR
02/21/2020 09:06:30 AM 4 pgs
Fees: $23.00 Taxes: $3,292.63
20200221-0019253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHT HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($889,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Matthew Millsap and Jaime Millsap, Husband and Wife,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Katherine Harper** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Subdivision of The A. V. S. Lindsley 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jaime L. Millsap and Matthew J. Millsap, wife and husband by Warranty deed from Lee Pampacos NKA Lee Putt and husband, David A. Putt of record in Instrument No. 20160718-0073337 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 18, 2016.

Being also known as 1503 Forrest Avenue Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18 day of **February, 2020**.

Matthew Millsap

Jaime Millsap

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Matthew Millsap and Jaime Millsap with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of **February, 2020**.

NOTARY PUBLIC

My commission expires 10-26-24

HUNTER B. THRASHER
NOTARY PUBLIC
WILSON COUNTY

202002210019253

****

The actual consideration or value, whichever is greater, for this transfer is $ **889,900.00**.

Ashley Utley
AFFIANT

Sworn to **and subscribed to** before me this 18th day of **February, 2020**.

Christen T. Rabe
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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).