Karen Johnson Davidson County
Batch# 370664 DEEDWARR
03/11/2020 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.49
20200311-0027149

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $322,023.00.

Affiant

Subscribed and sworn to me on 03/09/20.

NOTARY PUBLIC

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicholas Irwin Mark Miller 808 Stockell St Nashville, TN 37207	new owner	083-04-0-028.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Janet S. Smith and husband, Paul Weighell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Nicholas Irwin and Mark Miller, a married couple, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Robinson Subdivision, of record in Book 5060, Page 155, Register's Office for said County, to which plan reference is hereby made for more complete description of said lot.
>
> Being the same property conveyed to Janet S. Smith and husband, Paul Weighell by Warranty Deed from Valerie Johnston and husband, Ray Johnston dated September 30, 2009 and recorded October 1, 2009, of record in Instrument No. 20091001-0091370, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1040 Preston Drive, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 03/09/2020.

Janet S Smith

Paul Weighell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/09/20, before me personally appeared Janet S Smith and Paul Weighell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/09/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021



return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

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

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

