Karen Johnson Davidson County
Batch# 371958 DEEDWARR
03/13/2020 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20200313-0028193

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/17/21
(AFFIX SEAL)

WILSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JASON C. NGUYEN

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Billy Gerome Miller and Evette Mechelle Miller	SEND TAX BILLS TO: owners a property address	MAP-PARCEL NUMBERS
(NAME) 3305 Kings Lane	(NAME)	05913015900
(ADDRESS) Nashville, TN 372018	(ADDRESS)	
(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, **Doris Smith, married**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Billy Gerome Miller and Evette Mechelle Miller**, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 231, on the Plan of Section 3, Haynes Park Subdivision, of record in Book 4460, Page 185, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **Clifton Hancock, Sr. and wife, Lee W. Hancock by deed from William Z. Hall and wife, Carolyn D. Hall, dated March 9, 1990, recorded March 9, 1990, of record in Book 8061, Page 800, Register's Office for Davidson County, Tennessee. The following deeds declared said Clifton Hancock, Sr. having since died on April 16, 1990 and the said Lee W. Hancock having since died on May 8, 2003.**

Further being the same property conveyed to Doris Smith by Quitclaim Deeds from Clifton Hancock, III, dated February 15, 2018, recorded February 14, 2019, of record in Instrument No. 20190114-0003654, and by deed from Carman Hancock Langster, dated January 12, 2018, recorded January 14, 2019, of record in Instrument No. 20190114-0003653, and by deed from Patrick Lee Hancock, dated December 26, 2018, recorded January 14, 2019, of record in Instrument No. 20190114-0003652, and by deed from Darrel Hancock, dated January 12, 2018, recorded January 14, 2019, of record in Instrument No. 20190114-0003651, and by deed from Princess Hancock Hodge, dated October 29, 2018, recorded January 14, 2019, of record in Instrument No. 20190114-0003650, Register's Office for Davidson County, Tennessee.

Darrel Hancock is one and the same person as Darrell Marquette Hancock.

Carman Hancock Langster is one and the same person as Carmen Hancock Langster.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3305 Kings Ln Nashville, TN 37218
(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

***Seller warrants that this property has not been used as her primary residence.**

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 9 day of March, 2020.

Doris Smith

Doris Smith

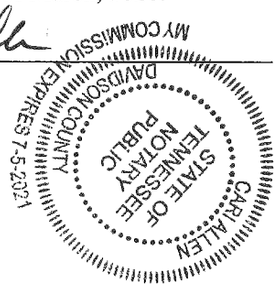
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Doris Smith** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of March, 2020.

Notary Public

My Commission Expires: 7-5-21



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True Copy Certification

I, Megan Kriner, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, 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: 5/17/21

{Notary' Seal}

