Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of ~~Davidson~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $529,500.00.

Affiant

File Number: 2003221

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 2nd day of April, 2020.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 382343 DEEDWARR
04/07/2020 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,959.15
20200407-0036515

# Warranty Deed

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Christine Garrett and Jeffrey Haney | New Owner | 091-07-0-4606.00 |
| 4915 Kentucky Avenue | | |
| Nashville, TN 37209 | | |

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lora Miller, an unmarried woman, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Christine Garrett, a married woman, and Jeffrey Haney, a married man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 822 Block 139 on the Plan of No. 1, West Nashville of record in Plat Book 57, Page 74 and 75, 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 Lora Miller, an unmarried woman, by Warranty Deed from L&S Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180709-0065898 Register's Office for Davidson County, Tennessee, dated July 6, 2018, and recorded on July 09, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4915 Kentucky Avenue, Nashville, TN 37209.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 heirs and assigns, against the lawful claims of all persons whomsoever.
Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

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 2nd day of April, 2020.

Lora Miller

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lora Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at City of NASHVILLE, State of TN, this 1 day of April, 2020.

TIFFANY B. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public at Large
My Commission Expires: 03-08-2021

# True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

