Karen Johnson Davidson County
Batch# 384715 DEEDWARR
04/13/2020 11:25:20 AM 2 pgs
Fees: $13.00 Taxes: $1,068.93
20200413-0038214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF ~~APRIL, 2020~~

Notary Public

MY COMMISSION EXPIRES: 03-07-23
(AFFIX SEAL)

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
, 1896 General George Patton
, FRANKLIN TN 37067

File No.: HTF20-030352

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George E. Miller and Belinda S. Miller	NEW OWNER	
(NAME)	(NAME)	
3204 Hidden Creek Drive		182-01-0A-073.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KATIE L. PARKER (F/K/A KATIE L. RUSSELL), MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE E. MILLER AND BELINDA S. 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. 73 on the Plan of Phase One, Section Two, Sunset Hills of record in Plat at Instrument No. 20071220-0146323, 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 Rex C. Russell and Katie L. Russell, husband and wife by Warranty deed from Lake Forest Homes, Inc of record in Instrument No. 20080903-0090414 Register's Office for Davidson County, Tennessee, dated August 20, 2008 and recorded on September 03, 2008. And further, being the same property conveyed to Katie L. Russell, a single woman by Quitclaim Deed from Rex C. Russell, a single man, dated March 11, 2020, filed for record on March 12, 2020 in Instrument No. 20200312-0027653, Register's Office for Davidson County, Tennessee.
The said Katie L. Russell being one and the same person, and now known, as Katie L. Parker.

Grantor's spouse joins in this conveyance for the purpose of conveying any right, title and interest in and

to said property which he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 3204 Hidden Creek Drive, Antioch, TN 37013
(House No.) (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 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/our hand(s) this the 9th day of April, 2020

Katie L Parker
Katie L. Parker (F/K/A Katie L. Russell)

Austin Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of April, 2020, before me personally appeared Katie L. Parker (aka Katie L. Russell) and Austin Parker, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of April, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022