Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

22121

Karen Johnson Davidson County
Batch# 385879 DEEDWARR
04/15/2020 10:39:44 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200415-0039324

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Breanne K. Miller
2069 Hickory Brook Drive
Hermitage, TN 37076

Send Tax Bills to:
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Map/Parcel: 097020A38700CO

FOR AND IN 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, I/we, **Lillian King, unmarried**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Breanne K. Miller, an unmarried woman**, hereinafter called the Grantee(s), her 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. 387 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 4E, of record in plat at Instrument No. 20140210-0011584, 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 Lillian King, unmarried, by Warranty Deed from Mary Sweatman, unmarried, dated October 31, 2018, and recorded at Instrument No. 20181113-0111609, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; Declaration of Covenants, Conditions and Restrictions filed in Instrument Nos. 20080408-0035557 and 20140416-0031645; all matters as shown on the recorded plat at Instrument No. 20140210-0011584 and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 2069 Hickory Brook Drive, Hermitage, TN 37076

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 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 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) as on the date shown on the Notary forms.

Lillian King

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lillian King,** the within named bargainor, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 305,000.00

Affiant

Subscribed and sworn to before me this 9th day of April, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022