Karen Johnson Davidson County
Batch# 398247 DEEDWARR
05/11/2020 12:16:21 PM 2 pgs
Fees: $13.00 Taxes: $891.70
20200511-0048662

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MT20040136
Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $241,000.00.

Peyton Marie Miller
Affiant

Subscribed and sworn before me this the 8th day of May, 2020.

Gail C. Vincent
Notary Public
My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

WARRANTY DEED

Address of New Owner:
Peyton Marie Miller
404 Paulson Court
Antioch, TN 37013

Send Tax Bill to:
SAME

Tax Information:
172-08-A 040.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC J. OLSON AND CAITLIN C. OLSON, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PEYTON MARIE MILLER, AN UNMARRIED PERSON,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40, on the plan of Hunter's Branch, Section 2B, of record in Plat Book 6900, page 336, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eric J. Olson and Caitlin C. Olson, husband and wife, by deed from Caitlin C. Lipari, n/k/a Caitlin C. Olson, dated 03/08/2018, of record in Instrument No. 20180315-0024329, said Register's Office.

Also being the same property conveyed to Caitlin C. Lipari, unmarried, by deed from Scotty L. Lunsford, a married man, dated 07/29/2009, of record in Instrument No. 20090730-0071263, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 404 Paulson Court, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 8th day of May, 2020.

Eric J. Olson

Caitlin C. Olson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Eric J. Olson** and **Caitlin C. Olson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2020.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY