Karen Johnson Davidson County
Batch# 421845 DEEDWARR
06/22/2020 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,733.45
20200622-0066369

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $468,500.00

Affiant

Subscribed and sworn to before me this 15th day of June, 2020.

Notary Public
My commission expires: 12-5-2020

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-05-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth Cherry 5514 Hearthstone Lane Brentwood, TN 37027	New Owner	160-11-0A-086.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Sharon M. Millar, Trustee of the Sharon M. Millar Revocable Trust, dated October 5, 2017,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Elizabeth Cherry, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 86 on the Plan of Phases II, III, and IV, Hemingwood, of record in Book 6900 Pages 6, 7, and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon M. Millar, Trustee of the Sharon M. Millar Revocable Trust dated October 5, 2017 by Quitclaim Deed from Sharon M. Millar of record in Instrument No. 20171010-0103906, Register's Office for Davidson County, Tennessee and dated October 5, 2017.

This conveyance is made subject to the following:

1. Davidson County property taxes for the year 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This property is improved property known as 5514 Hearthstone Lane, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of June, 2020.

Sharon M. Millar Revocable Trust

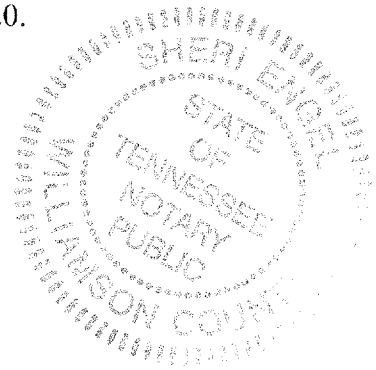
By: Sharon M. Millar Trustee
Sharon M. Millar, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Sharon M. Millar, with whom I am personally acquainted, and who acknowledged himself to be the trustee of the Sharon M. Millar Revocable Trust, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Sharon M. Millar Revocable Trust.

Witness my hand, at office, this 15th day of June 2020.

Sheri Engel
Notary Public



My Commission expires: 12-18-2023

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Becky Elizabeth Burch, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11-19-2023

Becky Elizabeth Burch

