Karen Johnson Davidson County
Batch# 430007 DEEDWARR
07/02/2020 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200702-0071718

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW20477

Send Tax Bills To:
Summit Funding Inc.
2241 Harvard St, Ste 200
Sacramento, CA 95815

New Owner is:
Janalee Miller and Kyle Miller
193 37th Avenue North
Nashville, TN 37209

MAP/PARCEL: 104-01-0-131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Brantley Connell and Charles Joseph Connell and Ann Catherine Rogers, children of Lorene Talbert Connell, as tenants in common**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **KYLE MILLER AND JANALEE MILLER, HUSBAND AND WIFE**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 193 37th Avenue North, Nashville, Tennessee 37209

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to-wit:

BEING Lot No.18 and the north part of Lot No. 19 on the Plan of Westdale Subdivision as of record in Book 547, page 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 fronts 50 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and runs 213 feet on the northerly side line and 202 feet on the southerly side line to an alley, measuring 50 feet on said alley.

SAID north part of Lot No. 19 fronts 25 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and runs back 202 feet on the northerly side line and 196.5 feet on the southerly side line to an alley, measuring 25 feet on said alley.

BEING PART OF the same property conveyed to James Brantley Connell, Charles Joseph Connell and Ann Catherine Rogers, children of Lorene Talbert Connell, as tenants in common, by Quitclaim Deed from James Brantley Connell, Trustee, and Charles Joseph Connell, Trustee, for Lorene Talbert Connell Living Trust Agreement dated May 10, 2018, said Quitclaim Deed being 6/6/2020 and recorded 6/12/2020 in Instrument Number 20200612-0060309, in the Register's Office for Davidson County, Tennessee.

BEING PART OF the same property previously conveyed to James Brantley Connell, Trustee, and Charles Joseph Connell, Trustee, for Lorene Talbert Connell Living Trust Agreement dated May 10, 2018 by Quitclaim Deed from James Brantley Connell and Charles Joseph Connell, as tenants in common, dated 5/10/2018 and recorded 5/14/2018 in Instrument Number 20180514-0045763, in the Register's Office for Davidson County, Tennessee.

BEING PART OF the same property previously conveyed to James Brantley Connell and Charles Joseph Connell, as tenants in common, by Quitclaim Deed from Lorene Talbert Connell and husband, Joseph Leroy Connell, dated 3/3/2017 and recorded 4/4/2017 in Instrument Number 20170404-0032794, in the Register's Office for Davidson County, Tennessee.

BEING PART OF the same property previously conveyed to Lorene Talbert Connell by Warranty Deed from E. H. Talbert (Ernest H. Talbert), dated 1/7/1977 and recorded 12/5/1979 in Book 5539, Page 284, in the Register's Office for Davidson County, Tennessee.

SEE Scrivener's Affidavit of record in Instrument No. 20200618-0064199, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 2020.

GRANTOR:

James Brantley Connell

Charles Joseph Connell

Ann Catherine Rogers

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Brantley Connell, Charles Joseph Connell and Ann Catherine Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY