Karen Johnson Davidson County
Batch# 441618 DEEDWARR
07/21/2020 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200721-0080025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2020.

Notary Public

My commission expires: 4/18/21

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lindsay Shea Miller	**Lindsay Shea Miller**	**142-15-0-012.00**
630 Harpeth Bend Dr.	**630 Harpeth Bend Dr.**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael Ryan Weaver, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lindsay Shea Miller, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Section 1, Harpeth Valley Park of record in Plat Book 3600, Page (s) 93 and 94, 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 Michael Ryan Weaver, a single man by Warranty deed from Timothy M. Sledge and Lindsay B. Sledge, husband and wife of record in Instrument No. 20171020-0107517 Register's Office for Davidson County, Tennessee, dated October 17, 2017 and recorded on October 20, 2017.

This is improved property known as **630 Harpeth Bend Dr., Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of July, 2020.

Michael Ryan Weaver

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael Ryan Weaver, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of July, 2020.

Notary Public
My Commission Expires: 4/18/21

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

SolomonParks File No. 20-000464-527

True Copy Certification

I, Kelly Dorsey, 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.

Kelly Dorsey
Signature

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Danielle Marie Crane, a notary public for this county and state, Kelly Dorsey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Danielle Marie Crane
Notary's Signature

My Commission Expires: 4/18/21

Notary' Seal

