Karen Johnson Davidson County
Batch# 441672 DEEDWARR
07/21/2020 01:39:18 PM 2 pgs
Fees: $13.00 Taxes: $3,280.05
20200721-0080098

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1309

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Miller and Elizabeth Miller, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie Sinclair Jones and Shane Andrew Jones, wife and husband**, hereinafter called the **Grantee**, Grantee's 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 Unit B of Soper Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Soper Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20120919-0085286, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Soper Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20120919-0085286, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Donald Miller, unmarried by Warranty deed from Soper Partners, GP a Tennessee General Partnership of record in Instrument No. 20131004-0104554 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 04, 2013. Donald Miller is now married to Elizabeth Miller. Elizabeth Miller joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4401 Soper Avenue, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Stephanie Sinclair Jones
4401 Soper Avenue
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
132-09-0G-002.00-C

WITNESS THE EXECUTION HEREOF this 17th day of July, 2020.

Donald Miller

Elizabeth Miller

State of Tennessee)
County of Davidson)

On this 17th day of July, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Donald Miller and Elizabeth Miller, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 886,500.00.**

Affiant

Sworn and subscribed before me on this the 17th day of July, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON