Karen Johnson Davidson County
Batch# 447738 DEEDWARR
07/31/2020 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20200731-0084659

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020050015

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $262,000.00

Sworn to and subscribed before me this 30th day of July, 2020.

Affiant

Notary Public
My Commission Expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Taryn Miller 461 Ewing Drive Nashville, TN 37207	FM Bank 50 Franklin St Clarksville, TN 37040	060-010-056.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Maimoona Qudus, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taryn Miller, an unmarried woman** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Two, Aldrich Heights of record in Plat Book 2133, Page 128, 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 Maimoona Qudus, single woman by Warranty deed from Matthew S. Roberts and wife, Melanie A. Roberts of record in Instrument No. 20180919-0092832 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 19, 2018

The undersigned declares under penalty of perjury that the subject property was never used as a principal residence by the Grantor or her spouse.

This is improved property known as **461 Ewing Drive, Nashville, TN 37207.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 30th day of July, 2020.

Maimoona Qudus

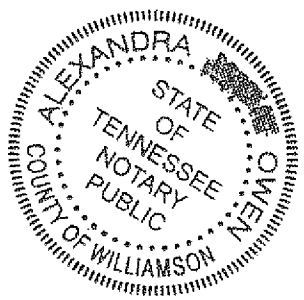
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Maimoona Qudus, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2020.

Notary Public

My commission expires:
05/18/2024



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