Karen Johnson Davidson County
Batch# 456492 DEEDWARR
08/13/2020 11:09:05 AM 2 pgs
Fees: $13.00 Taxes: $1,287.60
20200813-0090742

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.913.4964

JAMES W. RAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $348,000.00.

Affiant

Subscribed and sworn to before me, this 12 **day of August, 2020.**

Notary Public
My commission expires: 1-8-24

Address of New Owner:	Send Tax Bills to:	Tax Information
JENI MILLER 1012 NEELYS BEND ROAD MADISON, TN 37115	NEW OWNER	05207006000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW SMITH, UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **JENI MILLER,** hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF SECTION II, PART I, MADISON HEIGHTS OF RECORD IN PLAT BOOK 2083, PAGE 62, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 2 FRONTS 125 FEET ON THE SOUTHERLY SIDE OF NEELY'S BEND ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 320.0 FEET TO A DEAD LINE.

LESS AND EXCEPT LEGAL SHOWN IN WARRANTY DEED REORDED IN INSTRUMENT NO. 20061009-01241849 CONVEYED BY JACK AND ANGELA L. MERLIN TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW SMITH, A SINGLE MAN, BY DEED FROM MICHAEL LUNING, DATED 05/08/19, RECORDED 05/13/19, OF RECORD IN INSTRUMENT NO. 20190513-0044542, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 1012 NEELYS BEND ROAD, MADISON, TN 37115.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

WITNESS my hand this 12 day of AUGUST, 2020.

MATTHEW SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MATTHEW SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 12 day of AUGUST, 2020.

Notary Public

My Commission expires: 11/08/22

KIERAN PAYNE BRILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON