Karen Johnson Davidson County
Batch# 461739 DEEDWARR
08/21/2020 10:32:50 AM 2 pgs
Fees: $13.00 Taxes: $277.50
20200821-0094553

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Co
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value for this transfer is $75,000.00

Affiant

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

Notary Public – STEVEN RICHARDSON
My commission expires: 10-14-2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffery Miller	NEW OWNER	**009-00-0-116.00**
7760 Wilkinson Rd	322 GREENWAY AVE	
Joelton, TN 37080	NASHVILLE TN 37205	

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, **Jerry Harris and Nachilah Harris, Husband and Wife**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jeffery S. Miller and Julie E. Miller, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF WILKINSON ROAD; THENCE ALONG SAID MARGIN N 89° 39' W 284.79 FEET; THENCE N 85° 04' W 343.61 FEET; N 61° 52' W 107.47 FEET; N 50° 15' W 143.17 FEET AND N 12° 45' W 138.45 FEET TO AN IRON PIN; THENCE, LEAVING SAID ROAD, S 85° 20' E 143.63 FEET; THENCE N 47° 48' E 248.57 FEET TO AN IRON PIN; THENCE N 9° 45' W 448.57 FEET TO AN IRON PIN; THENCE S 85° 40' E 490.44 FEET TO AN IRON PIN; THENCE S 17° 16' E 122.42 FEET; THENCE S 70° 35' E 157.96 FEET TO AN IRON PIN; THENCE S 12° 58' W 594.76 FEET TO THE POINT OF BEGINNING, CONTAINING 11.50 ACRES, MORE OR LESS, DESCRIBED ACCORDING TO A SURVEY MADE BY DEWAYNE CALDWELL, DATED OCTOBER 12, 1972.

INCLUDING BUT EXCLUDING THAT PORTION OF THE ABOVE DESCRIBED PARCEL CONVEYED IN BOOK 4898, PAGE 785, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTYTENNESSEE, DESCRIBED AS FOLLOWS

LAND IN THE 14TH CIVIL DISTRICT OF SAID COUNTY AND STATE, DESCRIBED ACCORDING TO A SURVEY BY GARY R. CUMMINGS, SURVEYOR, DATED DECEMBER ____, 1974, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF WILKINSON ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO GLEN R. MOORE, BY DEED OF RECORD IN BOOK 3317, PAGE 473, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH MOORE'S SOUTH BOUNDARY LINE SOUTH 85 DEGREES 15 MINUTES EAST 143.83 FEET TO AN IRON PIN; THENCE NORTH 79 DEGREES 48 MINUTES EAST 258.57 FEET TO AN IRON PIN, MOORE'S SOUTHEAST CORNER; THENCE WITH THE EAST BOUNDARY LINE OF THE SAID MOORE'S PROPERTY NORTH 09 DEGREES 45 MINUTES WEST 448.57 FEET TO AN IRON PIN, MOORE'S NORTHEAST CORNER; THENCE LEAVING SAID MOORE'S PROPERTY LINE AND RUNNING WITH THE SOUTHERLY BOUNDARY LINE OF THE PROPERTY CONVEYED TO GERALD E. PHILLIPS, BY DEED OF RECORD IN BOOK 4226, PAGE 193, SAID REGISTER'S OFFICE,

SOUTH 85 DEGREES 42 MINUTES 16 SECONDS EAST 277.19 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 19 MINUTES 10 SECONDS WEST 570.57 FEET TO AN IRON PIN; THENCE SOUTH 53 DEGREES 06 MINUTES WEST 320.83 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF WILKINSON ROAD; THENCE WITH THE SAME THE FOLLOWING COURSES AND DISTANCES; NORTH 75 DEGREES 44 MINUTES WEST TO AN IRON PIN; NORTH 48 DEGREES 50 MINUTES WEST 154.20 FEET TO AN IRON PIN; THENCE NORTH 15 DEGREES 22 MINUTES WEST 167.16 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Jerry Harris and Nachilah Harris, husband and wife by Warranty Deed from the Estate of Thomas W. Abel by Thomas Randal Holt, Executor by Deed dated October 23, 2017, recorded October 24, 2017 and filed for record in Instrument Number 20171024-0108836, Register's Office for Davidson County, Tennessee. In Article 1 of the Last Will and Testament of Thomas Wesley Abel, the Executor Thomas Randal Holt, was specifically empowered to sign the Deed, see Instrument 20171024-0108835.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is unimproved property known as 7760 Wilkinson Rd, Joelton, TN 37080.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees 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/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 20th day of August, 2020.

Jerry Harris

Nachilah Harris

State Of Tennessee
County Of Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry Harris and Nachilah Harris, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Pleasant View, TN, this August 20, 2020.

Steven Richardson
State of Tennessee Notary Public

My Commission expires 10/14/20

