Karen Johnson Davidson County
Batch# 464863 DEEDWARR
08/27/2020 08:22:32 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20200827-0097014

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 24 day of August, 2020.

Notary Public

My commission expires: 3/8/22

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leorant Kapedani **Vjollca Kapedani**	New Owners	**07605008800**
641 Debbie Drive	2258 Lebanon Pike, #51	
Hermitage, TN 37076	Nashville, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Linda Butler, Trustee of The Robert T. Miller Revocable Living Trust, dated June 11, 2011

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leorant Kapedani and Vjollca Kapedani, 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 Davidson County, Tennessee, being Lot No. 90 on the plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert T. Miller, by Warranty Deed from Marion Thurman Builders, a sole proprietorship composed of Marion Thurman and wife, Eva M. Thurman, dated March 27, 1981, of record in Book 5726, page 901, Register's Office for Davidson County, Tennessee. Robert T. Miller conveyed his interest in subject property to Robert T. Miller, Trustee of The Robert T. Miller Revocable Living Trust, dated June 11, 2011, by Quitclaim Deed, dated June 11, 2011, of record in Instrument No. 20110613-0045123, Register's Office for Davidson County, Tennessee. Reference is further made to Order appointing Linda Butler Trustee of the Robert T. Miller Revocable Trust entered July 17, 2020, Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 19P823.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 641 Debbie Drive, Hermitage, TN 37076.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Linda Butler, Trustee

Linda Butler, Trustee of The Robert T. Miller Revocable Living Trust, dated June 11, 2011

Date: 8-24-2020

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Linda Butler, with whom I am personally acquainted (or proved to me the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Robert T. Miller Revocable Living Trust, dated June 11, 2011, the within named bargainor, a corporation, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as such Trustee.

Witness my hand and seal, at office, this 24th day of August, 2020.

D. Paulsson

Notary Public

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER