Name and Address of New Owner:
AdAstra Investments, LLC
2288 Gunbarrel Rd
Suite 154
Chattanooga, TN 37421

Karen Johnson Davidson County
Batch# 512694 DEEDWARR
11/09/2020 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20201109-0131884

Send Tax Bills To:
AdAstra Investments, LLC
2288 Gunbarrel Rd
Suite 154
Chattanooga, TN 37421

This Instrument Prepared By:
Vanessa Giles
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 072-06-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Garry R. Miller, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AdAstra Investments, LLC, a Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 61 on the Map of Maynor Place, as of record in Book 843, Page 24, Register's Office for said County.

Said Lot No. 61 fronts 60 feet on the South side of Iverson Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to George D. Clayton and Garry R. Miller, Joints Tenants with the Right of Survivorship by Warranty Deed from Charles R. Kelley of record in Book 5324, Page 812, Register's Office for Davidson County, Tennessee, dated August 07, 1978 and recorded on August 14, 1978.

George D. Clayton is deceased, having died on or about June 24, 2017. The Estate of George Darrell Clayton having been filed in the Circuit Court of Davidson County, Tennessee Probate Division, Docket No. 17P1899.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of October, 2020.

_____(SEAL)
Garry R. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 2020, before me personally appeared Garry R. Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~26th~~ 27th day of October, 2020.

_____
Notary Signature
My commission expires: 03/21/2024

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

True Copy Certification

I, Steve Berneman do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 235000.00

Affiant

Subscribed and sworn before me, this 6th day of November, 2020.

Notary

JUMOKE BANKE LASEKAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023