Name and Address of New Owner:
Kyle Mask and Stacy Mask
331 Binkley Dr.
Nashville, TN 37211

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 516863 DEEDWARR
11/16/2020 09:50:13 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20201116-0134679

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 147-01-0-217.00

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, **Neil V. Miller and Tiffany S. Miller, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kyle Evan Mask and Stacy Mask, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 330 on the Plan of Caldwell Hall, Section 3, of record in Plat Book 2900, Page 131, 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 Neil V. Miller and Tiffany S. Miller, husband and wife, by Warranty deed from Mary E. Dodd, unmarried, of record in Instrument No. 20160627-0065177 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 27, 2016. Scrivener's Affidavit to correct actual consideration paid was recorded in Instrument No. 20160923-0100506.

Being also known as 331 Binkley Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 12th day of November, 2020.

Neil V. Miller (SEAL)
Neil V. Miller

Tiffany S. Miller (SEAL)
Tiffany S. Miller

STATE OF ~~TENNESSEE~~ ARKANSAS
COUNTY OF ~~DAVIDSON~~ WASHINGTON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Neil V. Miller and Tiffany S. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of November, 2020.

Crystal A. Phillips-Walker
Benton
NOTARY PUBLIC – ARKANSAS
My Commission Expires January 25 2030
Commission No. 12709885

Crystal A Phillips-Walker
Notary Public
My commission expires: 01/25/2030

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ ARKANSAS)
COUNTY OF ~~DAVIDSON~~ WASHINGTON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Neil V. Miller Tiffany S. Miller
(Affiant)

Sworn to and subscribed before me this
12th day of November, 2020.

Crystal A Phillips-Walker
Notary Public
My commission expires: 01/25/2030

Crystal A. Phillips-Walker
Benton
NOTARY PUBLIC – ARKANSAS
My Commission Expires January 25 2030
Commission No. 12709885

File No. 2020-1155