Karen Johnson Davidson County
Batch# 551955 DEEDWARR
01/11/2021 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20210111-0004756

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Sara Wylie Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/19/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Meredeth L Miller and Kristen Miller | Guaranteed Rate, Inc. | Parcel ID: 061-07-0-188.00-000 and |
| (NAME) 1923 Maplewood Place | (NAME) 4410 N. Ravenwood Ave | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Chicago, IL 20TH 60604 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gold Star Home Renovations, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Meredeth L. Miller and Kristen Miller, husband and wife, as tenants by the entirety**, 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. 22 on the Plan of Block A, Broadmoor subdivision of record in Plat Book 547, Page (s) 161 and 162, 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 a portion of the property the same property conveyed to Jason H. Hart, By Warranty Deed from Lawrence H. Hart and wife, Marijane K. Hart dated June 10, 2013 recorded June 10, 2013, of record as Instrument No. 20130610-0058803 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Lawrence H. Hart and wife, Marijane K. Hart, By Quitclaim Deed from Jason H. Hart dated July 6, 2015 recorded July 7, 2015, of record as Instrument No. 20150707-0065763 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Lawrence H. Hart and Marijane K. Hart, by and through its duly appointed attorney-in-fact, dated February 24, 2020 and recorded on February 27, 2020, of record in Instrument No. 20200227-0021790, in the Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Gold Star Home Renovations, LLC, By Warranty Deed from Music City Holdings, LLC, a Texas limited liability company dated February 24, 2020 recorded February 27, 2020, of record as Instrument No. 20200227-0021791 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1023 Maplewood Place, Nashville, TN 37216

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 is 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.

Witness our hands this 18th day of December, 2020

Gold Star Home Renovations, LLC

BY: Michelle Maria Vazquez Solo Member.

Michelle Maria Vazquez,
Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michelle Maria Vazquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member, and is authorized to execute the instrument on behalf of Gold Star Home Renovations, LLC, the within named bargainor, and that she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by herself as Sole Member.

Witness my hand and official seal, this the 18th day of December, 2020.

Notary Public

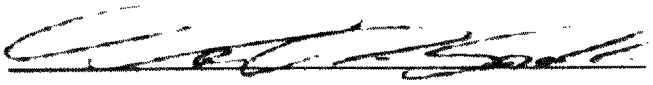
My Commission Expires: 7.17.21

(SEAL)

DAVID R. A. ROETIGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Devan P. Spinelli, 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.

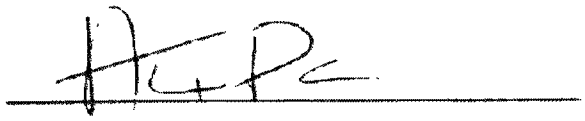


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

