This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
[illegible] Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: TCR 204815

Karen Johnson Davidson County
Batch# 560239 **DEEDWARR**
01/25/2021 11:39:23 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210125-0010550

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 20th day of January, 2021.

Notary Public
My commission expires:

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

WARRANTY DEED

Address of New Owner:
Joseph Brett Miller and Haley Miller
4815 E. Longdale Drive
Nashville, TN 37211

Send Tax Bill to:
new owners

Tax Information:
147-05-0 057.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SETH ESTOCK AND ELIZABETH ESTOCK, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPH BRETT MILLER AND HALEY MILLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Section One (Revised), Caldwell Hall, of record in Plat Book 2900, Pages 57, 58 and 59, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Seth Estock and Elizabeth Estock, husband and wife, by deed from Jonathan P. Hayes and Catherine Hayes, husband and wife, dated 01/15/2016, of record in Instrument No. 20160119-0004842, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4815 E. Longdale Drive, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SE
DOE

Witness my hand this the 20th day of January, 2021.

Seth Estock

Elizabeth Estock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Seth Estock and Elizabeth Estock, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of January, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY