WARRANTY DEED

Karen Johnson Davidson County
Batch# 570598 DEEDWARR
02/08/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210208-0018084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: DECEMBER 12, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Ross Ledford	Broker Solutions. Inc. New American Funding	
(NAME)	(NAME)	058-09-0A-210.00-CO
2565 Jordan Ridge Drive	14511 Myford Road, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **ERNEST D. NAPIER, UNMARRIED, AND DAWN S. FREDD-MILLER AND EDWARD MILLER III, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB ROSS LEDFORD AND KALEE DENAE REEVES, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 201 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 1 of record in Plat at Instrument No. 20070824-0101605, 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 Ernest D. Napier, unmarried, and Dawn S. Fredd-Miller and Edward Miller III, wife and husband as tenants in common with rights of survivorship, by Quitclaim Deed from Dawn S. Fredd-Miller of record in Instrument No. 20090406-0031350, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2565 Jordan Ridge Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 3rd day of February, 2021

Ernest D. Napier by: Dawn S. Fredd-Miller, Attorney in fact

ERNEST D. NAPIER

BY: DAWN S. FREDD-MILLER, ATTORNEY IN FACT

DAWN S. FREDD-MILLER

EDWARD MILLER III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn S. Fredd-Miller and Edward Miller III, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of February, 2021.

Notary Public

KEVIN L. MOHR NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of February, 2021, before me personally appeared Dawn S. Fredd-Miller, to me known to be the person who executed the foregoing instrument on behalf of **Ernest D. Napier** and acknowledged that she executed the same as the free act and deed of **Ernest D. Napier**.

Witness my hand and official seal this 3rd day of February, 2021.

Notary Public

KEVIN L. MOHR NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY