Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KW-21-4813

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $230,000.00

Affiant

Subscribed and sworn before me this the 1st day of February, 2021.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 584939 **DEEDWARR**
03/04/2021 03:03:36 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20210304-0028668

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8-02-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marcus B. Heflin 4813 Smokey Drive Old Hickory, TN 37138	new owner	065-05-0 037.00

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, COREY MILLER AND JARA L. MILLER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARCUS B. HEFLIN, 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, State of Tennessee, being Lot No. 453 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for said County, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Corey Miller and wife, Jara L. Miller, by deed dated 10/20/2000, from Chris Houston and wife, Kimberly Lynn Houston, of record in Instrument No. 20001026-0106372, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4813 Smokey Drive, Old Hickory, TN 37138.

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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Book 4460, Page 182, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

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Witness my hand this the 25 day of February, 2021.

Corey Miller

Jara L. Miller

STATE OF Mississippi

COUNTY OF Rankin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Corey Miller and Jara L. Miller, 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 26th day of February, 2021.

My commission expires:
10127/2024

MELISSA RENEE VELIE
NOTARY PUBLIC
ID No. 25525
Commission Expires
Oct 27, 2024
STATE OF MISSISSIPPI
RANKIN COUNTY

Notary Public