Karen Johnson Davidson County
Batch# 588788 DEEDWARR
03/10/2021 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $765.90
20210310-0031592

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10797-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $207,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2021.

Notary Public
My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peter Solyman Mariam Solyman 1125 Ransom Way Nashville, TN 37217	New Owners c/o SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, Tx 78216	135-10-0E-012.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Stephen Patrick Miller and Molly Miller, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PETER SOLYMAN AND MARIAM SOLYMAN, HUSBAND AND WIFE**, hereinafter called the Grantee, his 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 Unit 12, Ransom Park Villas, as appears on the Declaration of Covenants Conditions, and Restrictions Establishing Ransom Park Villas. recorded in Instrument 20130711-0072001 and amended in Instrument 20130719-0074970, and further amended in Instrument 20140703-0058673, and further amended in Instrument 20150619-0058800, and further amended in Instrument No. 20160811-0083641, of record in the Register of Deeds Office of Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Stephen Patrick Miller and Molly Miller, husband and wife, by deed from Jeffrey Harris, single man, of record in Instrument No. 20190620-0059611, Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 20, 2019. (Value or consideration shown in aforementioned deed $178,987.00.)

This is improved property located at: **1125 Ransom Way, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2021.

GRANTOR:

Stephen Patrick Miller

Molly Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen Patrick Miller and Molly Miller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of March, 2021.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

202103100031592

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

