THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 591758 DEEDWARR
03/15/2021 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $462.54
20210315-0033648

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jeffery S. Miller and Julie E. Miller 5523 Hill Court Nashville, TN 37220	Jeffrey and Julie Miller 322 Greenway Avenue Nashville, TN 37025	161-09-0-075

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Susan A. Norton**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeffery S. Miller and wife, Julie E. Miller** , hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 23A** of the zone lot division of lots 15, 18, and 23, Brentwood Meadows, Section One, of record in Book 6250, Page 291, Register's Office for said County.

Being the same property conveyed to Susan A. Norton, by Warranty Deed from Hailey Brothers Partnership, a Tennessee General Partnership, of record on April 22, 1985, at Book 6538 Page 423, Davidson County Register of Deeds.

This is property commonly known as 5523 Hill Court Nashville, TN 37220.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 3/12/21 **day of March, 2021:**

Susan A. Norton

Susan A. Norton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan A. Norton,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of March, 2021:

Notary Public

My Commission Expires: _____

J. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$125,010.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 12 DAY OF March, 2021.

Notary Public

My Commission Expires: _____

J. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY