Karen Johnson Davidson County
Batch# 605618 DEEDWARR
04/01/2021 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210401-0043228

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of March, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Stephen Patrick Miller and Molly Miller (NAME)	F&M Bank (NAME)	65-9-36.00
4841 Everest Drive (ADDRESS)	P.O. Box 451 (ADDRESS)	
Old Hickory, TN 37138	Clarksville, TN 37041	

Warranty Deed

For and in Consideration of the sum of $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, I/we **Beverly K. Patrick, Trustee and Jerry B. Patrick, Trustee of The Beverly K. Patrick Living Trust, Dated Decemeber 18, 2014,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Stephen Patrick Miller and Molly Miller, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 69, on the Plan of Section Three, Sherwood Forest, as shown by plat appearing of record in Plat Book 4460, Page 81, (erroneously cited as Book 4469, Page 80 in deed) of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Beverly K. Patrick, as Trustee for the Beverly K. Patrick Living Trust, by Quitclaim Deed from Jerry B. Patrick and Beverly K. Patrick dated 12/18/2014 of Record in Instrument Number 20150122-0006395, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 4841 Everest Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of March, 2021.

The Beverly K. Patrick Living Trust, Dated Decemeber 18, 2014

BY: Beverly K. Patrick, Trustee
Beverly K. Patrick, Trustee

BY: Jerry B. Patrick, Trustee
Jerry B. Patrick, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly K. Patrick and Jerry B. Patrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of The Beverly K. Patrick Living Trust, Dated Decemeber 18, 2014, and in his capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

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