20211302R Karen Johnson Davidson County Batch# 618757 DEEDWARR 04/20/2021 11:24:30 AM 3 pgs Fees: $18.00 Taxes: $1,892.55 20210420-0052786	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $511,500.00. Affiant Subscribed and sworn to before me, this the 19th day of April, 2021. Notary Public My commission expires: 5/30/21

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Caroline Cova	**Universal Mortgage & Finance, Inc.**	**155-10-0A-110-00**
605 Indian Ridge Drive	**3158 Braverton Street, Ste 204**	
Nashville, TN 37221	**Edgewater, MD 21037**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kimberly I. Miller, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caroline J. Cova, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Final Plat of McCrory Trace Estates of record in Plat Book 6900, Page (s) 720 through 723, inclusive, as amended by Surveyors Certificate of Correction of record in Book 7825, Page 429, in the 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 Kimberly I. Miller and Jonathan Peterson, as tenants in common with right of survivorship by Warranty deed from Chad Pfeffer and wife Amy Pfeffer of record in Instrument No. 20121011-0093139 Register's Office for Davidson County, Tennessee, dated October 05, 2012 and recorded on October 11, 2012.

Being the same property conveyed to Kimberly I. Miller, an unmarried woman by Quitclaim deed from Kimberly I. Miller and Jonathan Peterson of record in Instrument No. 20170223-0018222 Register's Office for Davidson County, Tennessee, dated February 14, 2017 and recorded on February 23, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 605 Indian Ridge Drive, Nashville, TN 37221.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 19th day of April, 2021:

Kimberly I. Miller

Shaun Balin

*** Shaun Balin, spouse of Kimberly I. Miller, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.*

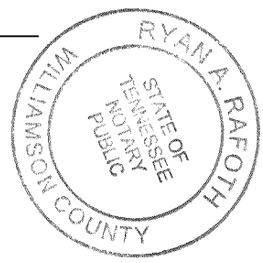
STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Kimberly I. Miller and Shaun Balin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 19th day of April, 2021.

My Commission Expires: 5/18/24

Notary Public



True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023