Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2493

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of April, 2021

Notary Public

Commission Expires: _____

REAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 627117 DEEDWARR
04/30/2021 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20210430-0058535

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samantha Miller and Chase Miller 222 Hurst Drive Old Hickory, TN 37138	New owner	053-06-0-026

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sherry Pilkinton, Administrator and Heir at Law and Tim E. Brown, Heir at Law of The Estate of Mary Lasater Brown

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samantha Saint Miller and Chase Russell Miller, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 50 on the Map of Fairway, View Subdivision, Section Two, as of record in Book 2900, page 100, Register's Office for said County.

Said Lot No. 50 fronts 135 feet on the Southwesterly side of Hurst Drive, and extends Bank 300.08 feet on the Northwesterly line and 300.09 feet on the Southeasterly line, to a line the rear on which it measures 135 feet.

Being the same property conveyed to Farris E. Brown and wife, Mary Lasater Brown, by Warranty Deed from Bacoga, Inc., a Tennessee Corporation, of record in Book 3101, Page 313, Register's Office for Davidson County, Tennessee, dated July 23, 1960 and recorded on July 25, 1960

The said Farris E. Brown died on or about February 25, 2015 leaving Mary Lasater Brown as surviving tenant by the entirety. The said Mary Lasater Brown died on or about January 17, 2020. Reference is made to She is survived by her children, Sherry Pilkington and Tim Brown.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 222 Hurst 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 and assigns forever; and we so 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. 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.

Dated this the 12th day of April, 2021.

The Estate of Mary Lasater Brown

By: Sherry Pilkinton
Sherry Pilkinton, Administrator

By: Sherry Pilkinton
Sherry Pilkinton, Heir at Law

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Sherry Pilkinton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Administrator and Heir at Law** of **The Estate of Mary Lasater Brown**, and that as such **Executor**, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of April, 2021.

Notary Public
My Commission Expires: 10/23/23

(Notary Seal)

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

The Estate of Mary Lasater Brown

By: _____
Tim E. Brown, Heir at Law

STATE OF Florida
COUNTY OF Polk

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Tim E. Brown** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Heir at Law** of **The Estate Mary Lasater Brown**, and that as such **Heir at Law**, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Lake Wales (city), Florida this 12th day of April, 2021.

_____
Notary Public
My Commission Expires: 11-12-21

(Notary Seal)

SHERRY B. KELLEY
Notary Public, State of Florida
My Comm. Expires November 12, 2021
Commission No. GG138232

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024