Karen Johnson Davidson County
Batch# 632806 DEEDWARR
05/10/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $694.68
20210510-0062833

WARRANTY DEED

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

W-SB-VRES-21-1504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,750.00.

Amanda Munoz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6.13.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffery S. Miller and Julie E. Miller	Same As New Owner	
(NAME)	(NAME)	**052-08-0-114.00**
322 Greenway Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SHERI RADER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFERY S. MILLER AND WIFE, JULIE E. MILLER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Final Plat, Section Two, Meadow Bend of record in Plat Book 5800, Page 275, 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 Joel Rader by Warranty Deed from Irene K. Omosigho, filed on 01/16/2013, at Instrument No. 20130116-0005285, Davidson County Register of Deeds, as corrected by Scrivener's Affidavit filed at Instrument No. 202105100062831, Davidson County Register of Deeds. Joel Rader is now deceased, having died intestate on June 2, 2019. See Affidavit of Heirship filed at Instrument No. 202105100062832, setting out that Joel Rader was married to Sheri Rader at the time of his death, and that he only ever fathered or adopted three children, namely Kim Rader Myers, Joel Rader, Jr., and Christy Rader Clardy. The property was further conveyed to Sheri Rader by Quitclaim Deeds from Kim Rader Myers, as filed at Instrument No. 20201228-0153786, Davidson County Register of Deeds, from Cristy Rader Clardy, as filed at Instrument No. 20201228-0153785, Davidson County Register of Deeds, and lastly from Joel Rader, Jr., as filed at Instrument No. 20201228-0153784, Davidson County Register of Deeds, thus vesting Sheri Rader with the entire interest in the subject property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5800, Page 275, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1504 Meadow Bend Dr, Madison, Tennessee 37115**.

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 hand(s) this the 6th DAY OF MAY, 2021.

Sheri Rader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERI RADER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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:

