Prepared by:
Record and Return to:
Chapman & Rosentnal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 640477 DEEDWARR
05/20/2021 09:59:57 AM 3 pgs
Fees: $18.00 Taxes: $2,046.10
20210520-0068426

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **18th day of May, 2021**, by and between **Tyler M. Tashie and wife, Katherine A. Beaman**, party of the first part, and **Kathryn D. Miller, a(n)** unmarried, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

Lot 64, on the plan of Brentwood Hall, Section III of record in Book 2133, Page 14, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20140707-0059521 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

Deed Restrictions in Book 2084, Page 409 and Book 2098, Page 71; Water Main Easement in Book 2151, Page 176; The Plan, with owners certificate of record in Book 2133, Page 14, all in the aforesaid Register's Office; and 2021 Davidson County real estate taxes, which the party of the second part hereby assumes and agrees to pay;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Tyler M Tashie
Tyler M. Tashie

Katherine A Beaman
Katherine A. Beaman

****

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Tennessee Online Notary Public of the aforesaid County and State, myself being located in Shelby County, Tennessee, on this day personally appeared, by means of an interactive two-way audio and video communication, **Tyler M. Tashie** and wife **Katherine A. Beaman**, the within named bargainors, with whom I am personally acquainted (or has provided satisfactory evidence of identity in accordance with T.C.A. §8-16-310(a)), and who acknowledged that such persons executed the within instrument for the purposes therein contained. This notarial act was an online notarization.

Witness my hand, at office, this the 18th day of May, 2021.

HAL C. STANLEY
State of Tennessee
Online Notary Public
County of Shelby
My Commission Expires:
May 17, 2023

Hal C. Stanley

Notary Public

****

(FOR RECORDING DATA ONLY)

Property Address:
515 Brentlawn Dr.
Nashville, TN 37220

Property Owner:
Kathryn D. Miller
515 Brentlawn Dr.
Nashville, TN 37220

Ward, Block & Parcel Number:
146 16 0 062.00

Mail tax bills to:
Kathryn D. Miller
515 Brentlawn Dr.
Nashville, TN 37220

This instrument prepared by:
Stanley & Rainey, P.C.
7515 Corporate Centre Drive
Germantown, TN 38138
Stanley & Rainey, P.C.#: 20210498

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $553,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 18th day of May, 2021.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

Certificate of Authenticity

I, Abby Benson, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Abby Benson 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)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022