THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535149**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2021. Notary Public My Commission Expires: 2/22/25

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

Karen Johnson Davidson County
Batch# 646647 DEEDWARR
06/01/2021 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210601-0072761

WARRANTY DEED

Address New Owner: Timothy P. Miller and Shea Wingate 622 Philwood Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096 11 0 091.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Soaring Enterprises Inc, a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy P. Miller, an unmarried man and Shea Wingate, an unmarried woman as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1

Certain real property situate in Davidson County, Tennessee and described as follows, to wit:

Being Lot No. 803 on the Map of Cloverhill Subdivision, Section X as of record in Book 2331, Page 57, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Tract 2

Certain real property situate in Davidson County, Tennessee and described as follows, to wit:

Being Lot No. 802 on the Map of Cloverhill Subdivision, Section X as of record in Book 2331, Page 57, Register's Office for Davidson County, Tennessee being more particularly described as follows:

Beginning at a point on the Westerly margin of Philwood Drive, said point being the Northeasterly corner pf Lot 803; thence in a Westerly direction South 84 degrees 55' West 183 feet to a point; thence in a northerly direction 20 feet to a point, being the Southwesterly corner of Lot 802; thence along the Southerly margin of Lot 802 South 88 degrees 49' East, 183.32 feet to the point of beginning and containing 0.41 acre, more or less.

Being the same property conveyed to Soaring Enterprises Inc., by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210104-0000618, in the Register's Office of Davidson County, Tennessee, dated December 28, 2020 and recorded on January 04, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clover Hill, Section No. X, as recorded in Plat Book 2331, Page(s) 57.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clover Hill, Section No. X, as recorded in Plat Book 2331, Page(s) 57.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2145, Page 262 and Book 2454, Page 247.

This is improved property located at 622 Philwood Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2021.

Soaring Enterprises Inc

By: Colby Rasmus, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Colby Rasmus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Soaring Enterprises Inc, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 25th day of May, 2021.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

True Copy Certification

I, Emilee Gibson, 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.

Emilee Gibson

Signature

State of TN

County of Rutherford

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

Danielle Marie Crane

Notary's Signature

My Commission Expires: 2/22/25

Notary' Seal (if on paper)

