Karen Johnson Davidson County
Batch# 652260 DEEDWARR
06/09/2021 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20210609-0077131

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

2021-1791-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of June, 2021.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Benjamin John Trimble and Meaghan Alexandra Brody 808 North 16th Street Nashville, TN 37206	~~OWNERJNM~~ Ameris Bank 1800 Parkway Place Ste. 800 Marietta, GA 30067	Map/Parcel 083-06-0-012

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kendall Grace Miller**, a single woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin John Trimble and Meaghan Alexandra Brody, husband and wife**, hereinafter called the GRANTEES, their heirs 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. 60 on the plan of the Subdivision of part of The Weakley Home Place, of record in Book 421, page 36, 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 Kendall Grace Miller, a single woman, by Warranty Deed from Raja Properties, LLC, a Tennessee limited liability company, dated June 2, 2020, of record in Instrument No. 20200611-0059919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County property taxes for the year 2021 and subsequent years, and any lien which are not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record. This is improved property known as 808 North 16th Street, Nashville, TN 37206.

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, 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.

Effective the 3rd day of June, 2021:

Kendall Grace Miller

STATE OF California
COUNTY OF Santa Barbara

On this 2nd day of June, 2021, before me personally appeared Kendall Grace Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2021.

My Commission Expires: 04/20/2025

Martha C Chavez
Notary Public

MARTHA C. CHAVEZ
Notary Public - California
Santa Barbara County
Commission # 2352999
My Comm. Expires Apr 20, 2025

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022