Karen Johnson Davidson County
Batch# 657860 DEEDWARR
06/16/2021 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20210616-0081414

Name and Address of New Owner:
Paul Andrew Miller
1333 Westvale Drive
Nashville, TN 37221

Send Tax Bills To:
Paul Andrew Miller
1333 WESTVALE DRIVE
NASHVILLE, TN 37221

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 126 16 0A 682.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacqueline Shea Palmer, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paul Andrew Miller, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 585 on the Plan of Final Plat of Parkview at Riverwalk, Phase 2, a Planned Unit Development, as of record in Instrument Number 20061101-0135728, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Jacqueline Shea Palmer by Warranty Deed from Robyn Renee Probus, said Warranty Deed being dated September 3, 2019 and of record as Instrument Number 20190904-0089004 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1333 Westvale Drive, Nashville, Tennessee, 37221

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2021.

Jacqueline Shea Palmer (SEAL)
Jacqueline Shea Palmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2021, before me personally appeared Jacqueline Shea Palmer, 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 14th day of June, 2021.

Notary Signature
My commission expires: 7-17-24

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $408,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 14th day of June, 2021.

Notary Public
My commission expires: 4/30/22
File No. 2021-2807

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Certificate of Authenticity

I, Emily Manno, 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 Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno 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: 1/3/23.

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202106160081414