WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $393,000.00.

Affiant

Subscribed and sworn to me on 05/27/21.

NOTARY PUBLIC

My Commission Expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 666688 DEEDWARR
06/28/2021 11:36:18 AM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20210628-0087188

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Justin Miller 712 Desmond Dr Nashville, TN 37211	Same	132 16 0 068.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kourtney F. Price, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Justin Miller and Bonnie McDonald, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 853 on the Plan of Section Thirteen, Caldwell Hall of Record in Plat Book 3300, Page 66, 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 Kourtney F. Price and Matthew A. Price, wife and husband, by Warranty Deed from Rodney Lunn, married, of record in Instrument No. 20181221-0124464, in the Register's Office of Davidson County, Tennessee, dated December 20, 2018 and recorded on December 21, 2018.
>
> Matthew A. Price having since died on or about 03/07/2020 leaving Kourtney F. Price as surviving tenant by the entirety.
>
> This is Improved property, known as 712 Desmond Drive, Nashville, TN 37211

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 05/26/2021.

Kourtney F. Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/26/21, before me personally appeared Kourtney F. Price, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 05/26/2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2024

BRENDA L. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY