THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp. *Return to:
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 670122 **DEEDWARR**
07/02/2021 10:36:58 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20210702-0089934

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **100,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric C. Miller and Vicki R. Miller	F & M Bank	MAP & PARCEL:
3535 Bell Road #506	10 Cadillac Drive, Suite 100	109-05-0B-506.00-CO
Nashville, TN 37214	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kevin J. Fuqua and Francine L. Fuqua, Co-Trustees of the Revocable Living Trust of Kevin J. Fuqua and Francine L. Fuqua dated June 23, 2020,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric C. Miller and Vicki R. Miller, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 506 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kevin J. Fuqua and wife, Francine L. Fuqua by Warranty deed from 70 South Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20040916-0111487 Register's Office for Davidson County, Tennessee, dated September 15, 2004 and recorded on September 16, 2004.

Being the same property conveyed to Kevin J. Fuqua and Francine L. Fuqua, co-trustees of the revocable trust agreement of Kevin J. Fuqua and Francine L. Fuqua dated the 23rd day of June 2020 by Quitclaim deed from Kevin J. Fuqua and Francine L. Fuqua of record in Instrument No. 20200625-0068610 Register's Office for Davidson County, Tennessee, dated June 23, 2020 and recorded on June 25, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is property known as **3535 Bell Road #506, Nashville, TN 37214.**

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness our hands this the 30th day of June, 2021.

Revocable Living Trust of Kevin J. Fuqua and Francine L. Fuqua
dated June 23, 2020

BY: _____
Kevin J. Fuqua, Co-Trustee

BY: _____
Francine L. Fuqua, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kevin J. Fuqua and Francine L. Fuqua,** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Co-Trustees** of the **Revocable Living Trust of Kevin J. Fuqua and Francine L. Fuqua dated June 23, 2020,** the within named bargainor, and Trust, and that they as such Co-Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said as such **Co-Trustees**.

Witness my hand and official seal this the 30th day of June, 2021.

My Commission Expires:
9/2/24

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY