Karen Johnson Davidson County Batch# 670705 DEEDWARR 07/02/2021 11:38:59 AM 2 pgs Fees: $13.00 Taxes: $1,646.50 20210702-0090070	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$445,000.00.** Affiant Subscribed and sworn to before me, this the 25th day of June 2021. Notary Public My commission expires: (AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KATHERINE BECK AND BRIAN CHOPP	**KATHERINE BECK AND BRIAN CHOPP**	082-13-0G-401.00 CO
10628 NE 53rd Street	10628 NE 53rd Street	
Kirkland, WA 98033	Kirkland, WA 98033	

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, I,

JAMES NORMAN MILLER, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHERINE BECK AND BRIAN CHOPP, WIFE AND HUSBAND

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

Land in Davidson County, Tennessee, being Unit No. 401, together with the appurtenant interest in the common elements of Harrison Square Condominiums, Phase II, a horizontal property regime established by Master Deed of record as Instrument No. 20060823-0103941, amended and made applicable by First Amendment to Master deed of record as Instrument No. 20071025-0126183, and further amended as Instrument Nos. 20080104-0001138, and 20090127-0006865, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned First Amendment to Master Deed.

Being the same property conveyed to JAMES NORMAN MILLER, UNMARRIED, by deed from SAINT MARY CATHOLIC CHURCH, A NON-PROFIT CORPORATION, of record as Instrument No. 20150211-0012647, dated February 2, 2015, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 082-P-21-401

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 301 Criddle Street, Unit 401, Nashville, TN 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 25th day of June, 2021

James Norman Miller

JAMES NORMAN MILLER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JAMES NORMAN MILLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

E Prophet

NOTARY PUBLIC
My Commission Expires: 5-9-2023

