Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 672704 DEEDWARR
07/08/2021 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,912.90
20210708-0091844

39-B
File #21-1434

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy F. Perrin and Brittany A. Perrin, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel P. Miller and Jocelyn K. Miller, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 347 on the Plan of Gra-Mar Acres Section 11 - Second Addition of record in Plat Book 3500, Page 43, 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 Jeremy F. Perrin and Brittany A. Perrin, husband and wife by Warranty deed from Sergio Rizo and Jacqueline M. Rizo, Husband and Wife of record in Instrument No. 20160509-0045822 Register's Office for Davidson County, Tennessee, dated May 03, 2016 and recorded on May 09, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 638 Stanvid Drive, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Daniel P. Miller **638 Stanvid Drive** **Nashville, TN 37216**	Nations Lending Corporation 4 Summitt Park Drive, Suite 200 Independence, OH 44131	**061-02-0-162.00**

WITNESS THE EXECUTION HEREOF this 6th day of July, 2021.

Jeremy F. Perrin

Brittany A. Perrin

State of Tennessee)
County of Davidson)

On this 6th day of July, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeremy F. Perrin and Brittany A. Perrin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 517,000.00.**

Affiant

Sworn and subscribed before me on this the 6th day of July, 2021.

Notary Public

My Commission Expires: 7/9/2024

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 6, 2021.

Affiant Signature

July 6, 2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of July, 2021.

Notary's Signature
My Commission Expires: 9/16/23

Notary's Seal

