This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW21373

Karen Johnson Davidson County
Batch# 673428 DEEDWARR
07/08/2021 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20210708-0092269

**Send Tax Bills To:**
Same

**New Owner is:**
Michael S. Abromowitz
8682 Gauphin Place
Nashville, TN 37211

MAP/PARCEL: 173-09-0A-456.00 CO

## 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 sufficiency of all of which is hereby acknowledged, **John U. Miller, IV a single man** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael S. Abromowitz, unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

**PROPERTY ADDRESS: 8682 Gauphin Place, Nashville, Tennessee 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 395 on the Plan of Lenox Village, Phase Six, of record in Instrument No. 20050112-0004530, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to John U. Miller, IV, a single man, by Warranty Deed from Aaron M. Aguilar and Cristin L. Aguilar, husband and wife, dated 6/15/2017 and recorded 6/19/2017 in Instrument No. 20170619-0061144, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of July, 2021.

GRANTOR:

John U. Miller, IV

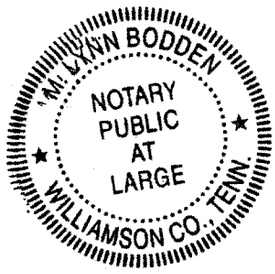
**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John U. Miller, IV a single man** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 10-11-2021




**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

**SWORN TO** and subscribed before me this 7th day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 12-18-22



# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, 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 on July 7, 2021 and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

