Karen Johnson Davidson County
Batch# 673594 DEEDWARR
07/08/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,103.71
20210708-0092484

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635631

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $298,300.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2021.

Notary Public
My Commission Expires: 2/19/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Greta Lynn Miller 5607 Hickory Meadows Court Brentwood TN 37027	New Owner	Tax Parcel ID No. 161 13 0 025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew M. Pramstaller, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Greta Lynn Miller, married,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 32B on the Zone Lot Division of Lot 32 on the Plan of Brentwood Meadows, Section 2, of record in Plat Book 5200, Page 782, and amended in Plat Book 6250, Page 683, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Matthew M. Pramstaller, single man, by Warranty Deed from Maureen S. Manning and Eric A. Legros, wife and husband, of record in Instrument No. 20151001-0099963, in the Register's Office of Davidson County, Tennessee, dated September 25, 2015 and recorded on October 1, 2015. Julie Pramstaller joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division, Lot 32, Section Two, Brentwood Meadows, as recorded in Plat Book 6250, Page(s) 683.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Brentwood Meadows, as recorded in Plat Book 5200, Page(s) 782.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6291, Page 292 and Book 6771, Page 442.

Easement for Transmission Line, recorded in Book 1163, Page 96 and Book 2448, Page 622.

This is improved property located at 5607 Hickory Meadows Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2021.

Matthew M. Pramstaller

Julie Pramstaller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew M. Pramstaller and Julie Pramstaller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2021.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

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 June 21, 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

