THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 680281 DEEDWARR
07/21/2021 09:00:50 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20210721-0097553

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Karen Stevenson Simo 5523 Hill Court Nashville, TN 37220	New owner	161-09-0-075.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffery S. Miller and wife, Julie E. Miller**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Karen Stevenson Simo, a married woman**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23A of the zone lot division of lots 15, 18, and 23, Brentwood Meadows, Section One, of record in Book 6250, Page 291, Register's Office for said County.

Being the same property conveyed to Jeffery S. Miller and wife, Julie E. Miller, by Warranty Deed from Susan A. Norton, of record on March 15, 2021, at Instrument No. 20210315-0033648, Davidson County Register of Deeds.

This is property commonly known as 5523 Hill Court Nashville, TN 37220.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 15 **day of July, 2021**:

Jeffery S. Miller **Julie E. Miller**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffery S. Miller and Julie E. Miller,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15 day of July, 2021:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$319,900.00**:

Debbie A. Berlin
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 15th DAY OF July, 2021.

Janel L. Johnson
Notary Public

My Commission Expires: 3/8/23

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY