This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13161-TH

Karen Johnson Davidson County
Batch# 689814 DEEDWARR
08/04/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20210804-0104796

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Christie Daniels
Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2021.

Kenyon J. Sales
Notary Public
My Commission Expires: May 9, 2023

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Miller Kolby Miller 316 Goldenrod Court Nashville, TN 37221	LoanDepot.com, LLC 26642 Towne Centre Drive Foothill Ranch, CA 92610	126 16 0A 185.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ferihan C. Oruc, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emily Miller and husband, Kolby Miller**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 79, on the Plan of Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2, (erroneously referenced as Phase 1A, Section 1 and Phase 1B, Section 1 in prior deed of record, as of record under Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ferihan C. Oruc, by Warranty Deed from Patrick D. Rowland, and wife, Mandy M. Rowland, of record in Instrument No. 20111220-0099333, in the Register's Office of Davidson County, Tennessee, dated December 14, 2011 and recorded on December 20, 2011.

This is improved property located at: **316 Goldenrod Court, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 2nd day of August, 2021.

GRANTOR:

Ferihan C. Oruc

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ferihan C. Oruc, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of August, 2021.



Notary Public
My Commission expires: 5/2/22

202108040104796

Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or 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 August 2, 2021.

Date

Christie Daniels

Affiant Signature

August 3, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3 day of August, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY