Prepared by:
Record and Return to:
Chapman & Rosentha; Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-13012-LV

Karen Johnson Davidson County
Batch# 694418 DEEDWARR
08/11/2021 10:55:36 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20210811-0108282

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2021.

Notary Public
My Commission Expires:

TIARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lauren Kay Schumacher and Jacob Gibbs 4200 Brackenwood Drive Nashville, TN 37138	New Owner	064 09 0 208.00

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, **George R. Miller and Linda K. Miller, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lauren Kay Schumacher, a single person and Jacob Gibbs, a single person as joint tenants with right of survivorship**, 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. 48, on the Plan of Southfork, Section One, as shown of record in Plat Book 6250, Page 384, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to George R. Miller and Linda K. Miller, husband and wife, by Warranty Deed from Rickie F. Osborne, Married, of record in Instrument No. 20120926-0087652, in the Register's Office of Davidson County, Tennessee, dated September 13, 2012 and recorded on September 26, 2012.

This is ☒ improved or ☐ unimproved property located at: **4200 Brackenwood Drive, Nashville, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 10th day of August, 2021.

GRANTOR:

George R. Miller

Linda K. Miller

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George R. Miller and Linda K. Miller, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 2021.

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021