This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-13204-LV

Karen Johnson Davidson County
Batch# 697561 DEEDWARR
08/16/2021 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20210816-0109927

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $292,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2021.

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 3-8-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nelson Chandler Hemingway 712 Charlie Gann Road Old Hickory, TN 37138	NEW OWNER	063 04 0 112.00

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 wife, Linda K. Miller**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nelson Chandler Hemingway, an unmarried man**, 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. 28 on the Plan of Section 2 (Lots 4-30) Range Heights Subdivision, as of record in Plat Book 8250, Page 936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George R. Miller and wife, Linda K. Miller by Quitclaim Deed from George R. Miller and Linda K. Miller, Trustees of The Miller 4547 Revocable Living Trust of record in Instrument No. 20120814-0072525, in the Register's Office of Davidson County, Tennessee, dated August 13, 2012 and recorded on August 14, 2012.

Being the same property conveyed to George R. Miller and Linda K. Miller, Trustees of the Miller 4547 Revocable Living Trust by Warranty Deed from Lisa C. Allen Simons and husband Tom Simons and Lemuel C. Allen and wife, Nelda Simons, of record in Instrument No. 20060502-0050534, in the Register's Office of Davidson County, Tennessee, dated May 01, 2006 and recorded on May 02, 2006.

This is ☒ improved or ☐ unimproved property located at: **712 Charlie Gann Road, Old Hickory, 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 11th day of August, 2021.

GRANTOR:

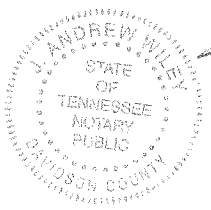
George R. Miller

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 11th day of August, 2021.



Notary Public
My Commission expires: NOV 0 8 2021

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 8-11-2021.

Tracey Trumphour
Affiant
Date: 8-11-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 11 day of August, 2021.

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY