When recorded, return to:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206
File Number: _____

Karen Johnson Davidson County
Batch# 699574 DEEDWARR
08/18/2021 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210818-0111453

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-13207-RL-s

STATE OF TENNESSEE
COUNTY OF Bloun t

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rain Miller 401 Northside Drive Nashville, TN 37115	Rain Miller 401 Northside Drive Nashville, TN 37115	034 04 0 005.00

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,

Muriel Gail Harris, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Rain Miller, an unmarried woman, 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. 21 on the Plan of Section Two, North Hill Estates, as shown by plat of record in Plat Book 3700, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Muriel Gail Harris, unmarried, by Warranty Deed from Marilyn Frances Pilley, also known as Marilyn F. Pilley, unmarried, of record in Instrument No. 20201123-0137397, in the Register's Office of Davidson County, Tennessee, dated November 19, 2020 and recorded on November 23, 2020.

Being the same property conveyed to Marilyn F. Pilley, unmarried, by Warranty Deed from Virginia Irene Bennett, unmarried, of record in Instrument No. 20150603-0051641, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 03, 2015.

This is improved property located at: **401 Northside Drive, Nashville, TN 37115**

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 11th day of August, 2021.

GRANTOR:

Muriel Gail Harris

Muriel Gail Harris

STATE OF TENNESSEE
COUNTY OF Blount

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Muriel Gail Harris, 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.

CHARLENE MCCLARAN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

Charlene McClaran

Notary Public
My Commission expires: 3/25/25

Certificate of Authenticity

I, Emily Manno, 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 08/11/21.

Date

Affiant Signature

08/11/21
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON