This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-13186-LV

Karen Johnson Davidson County
Batch# 707533 DEEDWARR
08/31/2021 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210831-0117327

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2021.

Notary Public
My Commission Expires: NOV 0 8 2021

J. ANDREW WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Allen Miller & Renee Eva Miller 1312 Presidential Trace Hermitage, TN 37076	Broker Solutions Inc., dba New American Funding and/or it's Warehouse Lender 14511 Myford Road Suite 100 Tustin, CA 92780	086 07 0 138.00

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, **Roxanne Chilcote and Gary Chilcote, Husband and Wife and Jarris G. Carter, a married man, all joint tenants,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Richard Allen Miller and Renee Eva Miller, husband and wife,** 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:

Being Lot No. 289 on the Plan of Planned Unit Development Phase V.A Jackson's Retreat, of record in Plat Book 6250, Page 309, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Roxanne Chilcote and Gary Chilcote, husband and wife and Jarris G. Carter, a married man, all joint tenants, by Warranty Deed from Rachel Harmon, of record in Instrument No.20180713-0068164, in the Register's Office of Davidson County, Tennessee, dated July 9, 2018 and recorded on July 13, 2018.

Subject property is not the principal or marital residence of grantor, grantor's spouse, or dependents, as defined by statute.

This is ☒ improved or ☐ unimproved property located at: **1312 Presidential Trace, Hermitage, TN 37076.**

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 27th day of August, 2021.

GRANTOR:

Roxanne Chilcote

Roxanne Chilcote

Gary Chilcote

Gary Chilcote

Jarris G. Carter

Jarris G. Carter

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roxanne Chilcote, Gary Chilcote, and Jarris G. Carter, 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 27th day of August, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202108310117327

Certificate of Authenticity

I, J. Andrew Wiley, do hereby make oath that I am 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 27, 2021.

Affiant Signature

August 27, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 27th day of August, 2021.

Notary's Signature
My Commission Expires: 3/12/2024

Notary's Seal

