Karen Johnson Davidson County
Batch# 715387 DEEDWARR
09/14/2021 11:20:54 AM 2 pgs
Fees: $13.00 Taxes: $643.80
20210914-0123020

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Shelby Miller and Christopher Chase
Kelly & Corey Miller
173 Brooke Castle Drive
Hermitage, TN 37076

**SEND TAX BILL TO:**
North American Savings Bank, FSB
903 E. 104th St., ste. 400
Kansas City, MO 64131

**MAP/PARCEL 075-08-0A-080.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Keith Alan Wood, Successor Trustee, of The Hillis B. Wood Revocable Living Trust, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Shelby Miller and Christopher Chase, wife and husband, and Kelly Miller and Corey Miller, wife and husband, as tenants in common with right of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit 173, in a Horizontal Property Regime entitled Brooke Castle Condominiums, of record in Plat Book 6250, Page 627, and amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Hillis B. Wood, Trustee of the Hillis B. Wood Revocable Living Trust by Warranty deed from H. B. Wood A/K/A Hillis B. Wood, unmarried man of record in Instrument No. 20170424-0039936 Register's Office for Davidson County, Tennessee, dated April 22, 2017, and recorded on April 24, 2017. Hillis B. Wood died on May 6, 2021, leaving Keith Alan Wood as the Successor Trustee of the Hillis B. Wood Revocable Living Trust.**

This is improved property known as: **173 Brooke Castle Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his 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.

Possession to be given 10th day of September, 2021.

**WITNESS MY HAND** on this the 10th day of September, 2021.

Keith Alan Wood Successor Trustee
**Keith Alan Wood, Successor Trustee**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith Alan Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Successor Trustee of the Hillis B. Wood Revocable Living Trust, the within named bargainor, and as such Successor Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of September, 2021.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3/2/2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $174,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 3/2/2025

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

File No: 210631