WARRANTY DEED

Karen Johnson Davidson County
Batch# 740365 DEEDWARR
10/20/2021 02:34:19 PM 2 pgs
Fees: $13.00 Taxes: $1,313.13

20211020-0141056

O-KW-21-3911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David C. Miller and Caroline L. Miller	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**148-10-0-041.00**
3911 Creekside Dr	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FREEDOM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID C. MILLER AND CAROLINE L. MILLER, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No.52 on the Plan of Locustwood, Section 5, as shown on plat of record in Book 2663, Page 43, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot No.52 fronts 84 feet on the Westerly side of Creekside Drive and extends back 145.7 feet on the northerly line and 158.8 fee on the southerly line to a dead line, measuring 86.6 feet theron.

Being the same property conveyed to Freedom Properties, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20201228-0153741 Register's Office for Davidson County, Tennessee, dated December 22, 2020 and recorded on December 28, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 43, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2739, Page 397, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6280, Page 127, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6280, Page 142, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3911 Creekside Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th DAY OF OCTOBER, 2021.

Freedom Properties, LLC, a Tennessee Limited Liability Company

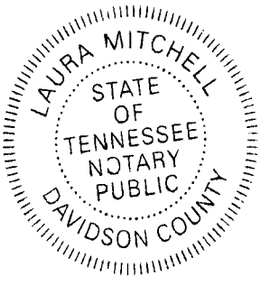
BY: _____
Kraig Wall
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRAIG WALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of FREEDOM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of October, 2021.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212