Karen Johnson Davidson County
Batch# 741133 DEEDWARR
10/21/2021 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,687.20
20211021-0141539

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 3/10/24

(AFFIX SEAL)

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-10-2024

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur Robert Ketter	Synovus Bank	072-15-0-348.00
(NAME)	(NAME)	
103 McKennell Drive	900 Shades Creek Pkwy. MS101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jordan Miller, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arthur Robert Ketter, an unmarried man and Katherine Rebecca Roy, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, 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 3, Porter Place, as shown on Plat of record in Instrument No. 20080326-0030485, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jordan Miller, a married man, by Warranty Deed from Kristina M. Kolodziejski, unmarried, dated November 30, 2015, of record in Instrument No. 20151218-0127409, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 103 McKennell Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 21, page 9 and Instrument No. 20080326-0030485; Fence line easement of record in Instrument No. 20110314-0019841; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 19th day of October, 2021.

Jordan Miller

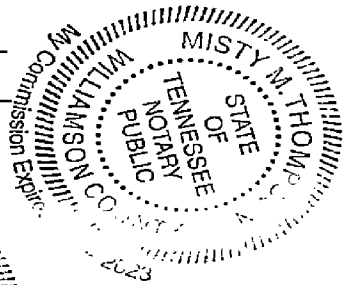
State of Tennessee
County of Williamson

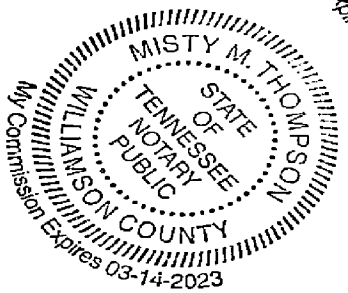
Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jordan Miller, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of October, 2021.

Notary Public
My Commission Expires: _____

File No.: 35153





Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10/19/2021 (date of document).

Affiant Signature

10/19/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY