Karen Johnson Davidson County
Batch# 743188 DEEDWARR
10/25/2021 02:02:19 PM 2 pgs
Fees: $13.00 Taxes: $2,245.90
20211025-0143257

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C-21-7164

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of October, 2021

Notary Public

Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taylor J. Miles and Emily M. Miles 4603B Illinois Avenue Nashville, TN 37209	Churchill Mortgage Corp 749 Mallory Lane, Ste 100 Brentwood, TN 37027	091-12-0-029.00

WARRANTY DEED

FOR AND IN 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/WE,

Elizabeth Ross, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily M. Miles and Taylor John Miles, wife and husband

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 No. 506 of Block No. 85 on Plan No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No.506 fronts 25 feet on the southerly side of Illinois Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Elizabeth Ross, an unmarried woman by Warranty deed from Jenkins Development Company, LLC of record in Instrument No. 20170522-0050439 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 22, 2017. (Value of consideration shown in aforementioned deed $415,000.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 4603B Illinois Avenue, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4603B Illinois Avenue, Nashville, TN 37209

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 so 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. 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.

Dated this the 21 day of October, 2021.

Elizabeth Ross

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth Ross** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee this 21 day of October, 2021.

Notary Public
My Commission Expires: 9/18/24

B. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY