THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 753122 DEEDWARR
11/10/2021 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20211110-0150477

File Number: 2021-09-108
Parcel ID: 173 09 0A 794.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Mary Claxton 4330 Barnes Cove Drive Nashville, TN 37211	Mary Claxton 4330 Barnes Cove Drive Nashville, TN 37211	Map/Parcel 173 09 0A 794.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Susan Miller, an unmarried woman,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Mary Catherine Claxton, an unmarried woman**, ("Grantee") all of right, title and interest in and to that certain real property known as 4330 Barnes Cove Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 763 as shown on the plan of Section Two of Phase Eight Lenox Village, of record as Instrument No. 20070413-0044640 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.
>
> Being the same property conveyed to Susan Miller, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080418-0039734, in the Register's Office of Davidson County, Tennessee, dated April 18, 2008 and recorded on April 18, 2008.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 4th day of November, 2021.

Susan Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2021, before me personally appeared Susan Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of November, 2021.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4 day of November, 2021.

Notary Public
My commission expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 November 4, 2021.

Date

Lindsay

Affiant Signature

11/5/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2021.

Notary's Signature

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)

