Karen Johnson Davidson County
Batch# 779666 DEEDWARR
12/28/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20211228-0170187

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-3-2023
(AFFIX SEAL)

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-03320

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jessica Renee Sullivan and Daniel Vincent Wild 5956 Port Yakima Court Hermitage, TN 37076	Jessica Renee Sullivan and Daniel Vincent Wild 5956 Port Yakima Court Hermitage, TN 37076	097-04-0-044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jane B. Miller, a widow**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessica Renee Sullivan and Daniel Vincent Wild, wife and husband**, hereinafter called the Grantees, their successors 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. 86 on the Plan of Lake Park, Section One of record in Book 4175, Pages 134 and 135, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald L. Miller and wife, Jane B. Miller by Warranty Deed from Kenneth J. Holland and wife, Maurine M. Holland of record in Book 5703, page 495, Register's Office for Davidson County, Tennessee, dated January 23, 1981 and recorded on January 26, 1981. The said Donald L. Miller having since died on January 24, 2021, leaving Jane B. Miller as surviving tenant by the entirety. (Value or consideration shown in aforementioned deed $92,500.00.) Being also known as 5956 Port Yakima Court Hermitage, Tennessee 37076.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5956 Port Yakima Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

JM

defend the title to said land to 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.

WITNESS my hand this ~~20th~~ 17th day of December, 2021

Jane B. Miller

Jane B. Miller

STATE OF Arizona

COUNTY OF Pima

On this 17th day of December, 2021, before me personally appeared Jane B. 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 (or person's) free act and deed.

Lindy DeGrave

Notary Public

LINDY DEGRAVE
Notary Public - Arizona
Pima County
Commission # 609108
My Comm. Expires Jul 16, 2025

Printed Name: Lindy DeGrave

Serial Number, if any: _____

My Commission Expires: 7-16-2025

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 December 17 2021

Tracey Trumphour
Affiant
Date: 12-17-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17 day of December, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY