THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 787036 DEEDWARR
01/11/2022 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $601.25
20220111-0003321

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Micheal Besada and Mariam Besada 3023 Waywood Dr. Murfreesboro, TN 37128	New Owner	173-01-0-210

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffery Scott Miller and Julie Estelle Miller, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Micheal Besada and Mariam Besada, Husband and Wife**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 10A** on the Plan of Lots 1 thru 5 and 7 thru 16, Zone Lot Division, Dreamland Estates Southeast, Section 3 of record in Plat Book 6250, Page 282, amending Plat Book 5200, page 649, 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 Jeffery Scott Miller and Julie Estelle Miller, husband and wife, by Warranty Deed from Robert Blankenship, an unmarried man, of record on September 28, 2021, at Instrument No. 20210928-0129956, Davidson County Register of Deeds.

This is property commonly known as 730 Ridgeview Court, Antioch, TN 37013
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 3 **day of January, 2022:**

Jeffery Scott Miller

Julie Estelle Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffery Scott Miller and Julie Estelle Miller,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of January, 2022:

Notary Public

My Commission Expires: _____

JOHN AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$162,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 4th DAY OF January, 2022.

Notary Public

My Commission Expires: 1/3/23

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, 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 January 3, 2022.

(AFFIANT) – Aubrey Seavers

01/03/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 3rd day of January, 2022.

My commission expires: 1/3/23

Notary Public

