WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

#16111

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Miller Sr. Sara L Miller	Regions Bank d/b/a Regions Mortgage	04211006100
(NAME)	(NAME)	
95 S Graycroft Avenue	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 790343 **DEEDWARR**
01/14/2022 09:41:41 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20220114-0005726

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gloria Garcia Penate and Hugo Aguiar Otero** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathan Miller Sr. and Sara L Miller, husband and wife,** 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 lying and being in the 1th Civil District of Davidson County, Tennessee, being part of an unnumbered tract known as part of Block "C", on the unrecorded Map of Marthonna, and as described according to a survey by Harvey Gee, dated 12/11/50; property as described in Deed Book 8217, page 65, and further described according to a survey by Wright & Associates, dated November 18, 1990, as follows:

Beginning at a point in the easterly margin of South Graycroft Road, said point being 200 feet south of the center line of Old Hickory Boulevard and being the northwest corner of the herein described tract; thence S 87 degrees 15 minutes E, 270.7 feet tot a point; thence S 2 degrees 45 minutes W, 100 feet to a point; thence N 87 degrees 15 minutes W 270.7 feet to a point in the easterly margin of South Graycroft Road; thence along said South Graycroft Road, N 2 degrees 45 minutes E, 100 feet to the point of beginning.

included in this description, however, excluded from this conveyance is land sold to Metro Government as described in Book 7581, Page 9

Hugo Aguiar Otero joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Being the same property conveyed to Gloria Penate, by deed of record in Instrument No. 20211202-0159587, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 95 S Graycroft Avenue, Madison, TN 37115

(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 we do 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.

Witness my/our hands this 11th day of January, 2022.

Gloria Garcia Penate

Hugo Agular Otero

State of Tennessee
County of Davidson

Personally appeared before me Gloria Garcia Penate and Hugo Agular Otero, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of January, 2022.

Notary Public
My Commission Expires: _____

File No.: 16111

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024