Karen Johnson Davidson County
Batch# 794825 DEEDWARR
01/25/2022 10:45:30 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40
20220125-0008966

5290

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,000.00 . Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2022. Notary Public COMMISSION EXPIRES: _____ (Affix Seal)	(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria C. Miller	Bradley S. Miller	092-15-0A-401-00
(NAME)	(NAME)	
2325 Elliston Place Unit 401	8556 Lockwood Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Indianapolis, IN 46217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **P. Jason Keen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley S. Miller and Laura C. Miller, husband and wife and Maria C. Miller, an unmarried woman, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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 Unit No. 401 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, page 72, Register's Office for Davidson County, Tennessee, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

Being the same property conveyed to P. Jason Keen, by Deed from Wills-Brooks Investments L.P., dated 05/09/2001 and recorded 05/10/2001 in Instrument Number 200105100048562, in the official records of Davidson County Recording Office.

The Grantor is married but the above referenced property was never used as the primary residence.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2325 Elliston Place, Unit 401 (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37203 (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, successors 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, 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 14th day of January, 2022.

P. Jason Keen

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared P. Jason Keen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of January, 2022.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Commission Expires: _____

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 14th day of January, 2022.

Ernest D. Bennett, III, Affiant 01/14/2022
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 14tht day of January, 2022.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023