Karen Johnson Davidson County
Batch# 808914 DEEDWARR
02/22/2022 10:38:31 AM 2 pgs
Fees: $13.00 Taxes: $2,467.90
20220222-0019765

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $667,000.00. Affiant Subscribed and sworn to before me, this the 18th day of February, 2022. Notary Public My Commission expires: 12/16/24

JOHN T. COX STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anna R. Hodges	Renasant Bank ~~New Owner(s)~~	061-06-0-030.00
703 Maplewood Lane	2001 Park Place North	
Nashville, TN 37216	Suite 150 Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHELLE MILLER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA R. HODGES, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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:

Tract 1:

Being the Southeast part of Lot No. 2 on the map showing the subdivision of part of the William Bradford Land, as of record in Book 547, Page 91, Register' s Office for Davidson County, Tennessee , described as follows:

Said part of said lot fronts 94 feet on the North side of Maplewood Road or Lane and runs back between parallel lines as measured from the center line of said Maplewood Road or Lane 375 feet along the common line between lots Nos. 1 and 2, to a dead line in the rear.

Tract 2:

Being part of Lot No. 2 on the map showing the subdivision of part of the William Bradford Land, as of record in Book 547, Page 91, Register' s Office for Davidson County, Tennessee, described as follows:

Beginning at a spike in the center of Maplewood Lane at the South East corner of the tract or parcel of land conveyed to us by said deed from Mamie Crain Hardy and Husband; running thence North 2 degrees 45 West 166 feet to a point .5 feet West of corner of Rock Wall; thence North 77.5 degrees East 10.8 feet to a stake; thence North 7 degrees 45' East 103.18 feet to a fence post in the line between our lands and those of said A.W. Simpkins and wife thence with said line South 3 degrees 30' West 271.5 feet to the spike in the center of Maplewood Lane, the point of Beginning.

Being the same property conveyed to Frank Larocca, unmarried by Warranty deed from Masonhope Company, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20170105-0001490 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 05, 2017.

Being the same property conveyed to Michelle Miller, unmarried woman by Warranty deed from Frank Larocca and Rebecca Chabot, husband and wife of record in Instrument No. 20190109-0002199 Register's Office for Davidson County, Tennessee, dated January 07, 2019 and recorded on January 09, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 703 Maplewood Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of February, 2022.

Michelle Miller

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michelle Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of February, 2022.

Notary Public

My Commission Expires: 2/18/2026

STEPHEN E SWETZ
Notary Public-State of Florida
Commission # HH 190592
My Commission Expires
February 18, 2026