PREPARED BY: ~~RETURNED TO:~~
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 823520 DEEDWARR
03/17/2022 09:09:44 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20220317-0030996

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2022.

Janice H Collins
Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kert Miller	Kert Miller	
(NAME)	(NAME)	
477 General Kershaw Drive	477 General Kershaw Drive	06400007100
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Nancy Nygaard, an unmarried woman** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kert Miller and Julie Kuhls-Miller, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Sate of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a tract of land off the East Margin of General Kershaw Drive, and described according to a survey of Campbell, McRae and Associates, dated September 1, 1997, as follows: Beginning at a point in the westerly line of General Kershaw Drive, said point also being the southeasterly corner of the herein described tract and the northeasterly corner of property of Billy Joe Lee, Deed Book 5297, Page 523, Register's Office for Davidson County, Tennessee; thence leaving the westerly margin of General Kershaw Drive, North 88 degrees 24 minutes 54 seconds West, 1,124.65 feet to a point; thence North 00 degrees 05 minutes 05 seconds East, 200 feet to a point; thence South 88 degrees 24 minutes 56 seconds East, 1,125.15 feet to a point in the westerly margin of General Kershaw Drive; thence along said margin South 00 degrees 13 minutes 44 seconds West, 200 feet to the point of beginning and containing 5.16 acres, more or less.

Being the same property conveyed to **Nancy Nygaard, an unmarried woman** by Warranty Deed from Donald T. Goldsberry and wife, Mary B. Goldsberry, dated 10/26/2016 and recorded 11/01/2016, of record in Instrument 201611010115583, Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 11052, Page 877, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 477 General Kershaw Drive, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of March, 2022.

Nancy Nygaard

State of ~~Tennessee~~ Texas

County of ~~Wilson~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Nygaard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of March, 2022.

Notary Public:

My Commission Expires: _____

MARLA WELLS
Notary Public, State of Texas
Comm. Expires 03-03-2025
Notary ID 12234441

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122