Karen Johnson Davidson County
Batch# 826364 DEEDWARR
03/22/2022 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220322-0032790

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239601

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00

Cheryl D. Bolander
Affiant

Subscribed and sworn to before me, this 11th day of March, 2022.

Elizabeth J Barnes
Notary Public
My Commission Expires: 12-18-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alison Olbrycht 1214A N 5th Street Nashville TN 37207	New Owner	Tax Parcel ID No. 071 16 0 473.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Miller and Sally Miller, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alison Olbrycht, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 43, Oakwood Park, as shown on plat of record in Plat Book 421, Page 12, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan Miller and Sally Miller, husband and wife, by Warranty Deed from Caprice Palmer and Deborah Campbell, of record in Instrument No. 20190703-0065209, in the Register's Office of Davidson County, Tennessee, dated July 1, 2019 and recorded on July 3, 2019. See also Scrivener's Affidavit recorded in Instrument No. 20190828-0086908.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oakwood Park, as recorded in Plat Book 421, Page(s) 12;

This is improved property located at 1214A N 5th Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2022.

Ryan Miller

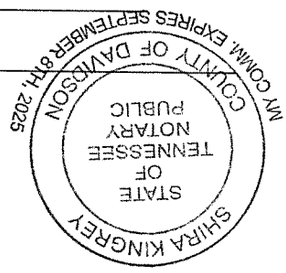
Sally Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Miller and Sally Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2022.

Notary Public
My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 11, 2022.

J. Carlton Drumwright

March 11, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 11, 2022.

Notary

My Commission Expires: 12/18/22

