THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 828169 DEEDWARR
03/24/2022 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220324-0034160

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Shasta Bree Simmons 920 Oneida Avenue Nashville, TN 37207	CrossCountry Mortgage, LLC 6850 Miller Road Brecksville, OH 044141	071-12-0-207.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffery S. Miller and wife, Julie E. Miller,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Shasta Bree Simmons, an unmarried woman**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lol Number 134 on the plan of Victory Heights Subdivision, of record in Book 1130, Page 97, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffery S. Miller and wife, Julie E. Miller by Warranty Deed from Jarrett A. Thibodeaux of record in Instrument Number 20150818-0083104, dated August 13, 2015 and recorded on August 18, 2015, Register's Office for said County.

This is property commonly known as 920 Oneida Avenue, Nashville, TN 37207
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 14 **day of March, 2022:**

Jeffery S. Miller

Julie E. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffery S. Miller and Julie E. Miller,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of March, 2022:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$350,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 14th DAY OF March, 2022.

Notary Public

My Commission Expires: 6-13-22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 3/14/22 (date of document).

Date: 3/16/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 16th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY