Karen Johnson Davidson County
Batch# 834617 DEEDWARR
04/05/2022 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220405-0039231

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 24th day of March, 2022.

Notary Public
My Commission Expires:

2022-97

Address of New Owner:	Send Tax Bills to:	Tax Information:
Justin Miller	CapStar Bank	
3117 Harpeth Springs Drive	2002 Richard Jones Rd, Suite A300	141-06-0D-057.00-CO
Nashville, TN, 37221	Nashville, TN 37215	

WARRANTY DEED

For and in 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, we

Sabrina Bailey, now Sabrina Bell, a married woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Justin Miller, a single man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 57 on the Plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sabrina Bailey by Warranty deed from Jasmine Conley Dary and Nathaniel Elliott Dary, wife and husband of record in Instrument No. 20190719-0070867 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 19, 2019.

Jeremy Bell, spouse of Sabrina Bell, joins in execution of this instrument for the purpose of conveying his marital interests if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3117 Harpeth Springs Drive, Nashville, TN 37221.**

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 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 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 24th day of March, 2022.

Sabrina Bell, f/k/a Sabrina Bailey

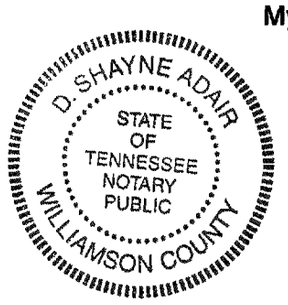
Jeremy Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sabrina Bell, f/k/a Sabrina Bailey and Jeremy Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/24/2022.

D. Shayne Adair

3/25/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 25 day of March, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026