When recorded, return to:
Homeland Title
1896 General George Patton Drive
Suite 200
Franklin, TN 37067

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-16733-KS-s

Karen Johnson Davidson County
Batch# 846924 DEEDWARR
04/27/2022 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,408.70
20220427-0048854

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $651,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2022.

Notary Public
My Commission Expires: 11/15/25

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Diane Miller 7612 Indian Springs Drive Nashville, TN 37221	New Owner	128 09 0 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Chelsea Sanchez, married, as the sole Heir-at-Law of Julie Ann Wood, and as Administratrix of the Estate of Julie Ann Wood, deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Diane Miller, an unmarried woman, hereinafter called the Grantee, her 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, being Lot No. 20 on the Plan of B. V. 1776 Estates, of record in Book 5050, Page 76, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John R. Wood and wife, Julie Ann Wood, by Warranty Deed from Edward C. Coke and wife, Sherry Winn Coke, of record in Book 7693, Page 684, in the Register's Office for Davidson County, Tennessee, dated November 1, 1988 and recorded on November 2, 1988. The said John R. Wood died on April 5, 2018 and Julie Ann Wood died on October 21, 2021. The Grantor, Chelsea Sanchez, is the sole heir-at-law of the estate of Julie Ann Wood. See Docket No. 21P2392 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division.

This property has never been the primary residence of the Grantor, her spouse, or her dependents and therefore it is not subject to any homestead or marital interest.

This is improved property located at: **7612 Indian Springs Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number 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 19th day of April, 2022.

GRANTOR:

Chelsea Sandy

Chelsea Sanchez

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chelsea Sanchez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of April, 2022.

Notary Public
My Commission expires: 9-20-22

The Estate of Julie Ann Wood, deceased

By: Chelsea Sandy, Administratrix
Chelsea Sanchez, Administratrix

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 Chelsea Sanchez, Administratrix of the Estate of Julie Ann Wood, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of April, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-20-22

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 4-19, 2022.

Affiant
Date: April 20, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of April 2022.

Notary Public

My Commission Expires: 5/5/2025

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON