Karen Johnson Davidson County
Batch# 851686 DEEDWARR
05/06/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220506-0052467

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 28 day of APRIL, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

MEGHAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MEGHAN SPILLERS	New Owner	095-11-0-003.00
420 Wanda Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RYNE MILLER AND KRISTIN MILLER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MEGHAN SPILLERS, A SINGLE 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:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Cloverdale, of record in Plat Book 2133, Page 9, revised and corrected in Book 2140, Page 371, said Register's Office., Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RYNE MILLER, A SINGLE MAN, by deed from SCOTT INGRAM AND WIFE, CYNTHIA INGRAM, of record in Instrument No. 20160524-0051785, dated May 20, 2016, said Register's Office.

This is improved property known as 420 Wanda Drive, Nashville, TN 37214.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 27 day of APRIL, 2022.

RYNE MILLER

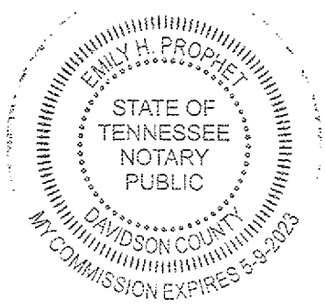
KRISTIN MILLER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **RYNE MILLER AND KRISTIN MILLER, HUSBAND AND WIFE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of APRI, , 2022.

NOTARY PUBLIC
My Commission Expires: 5-9-2023



Certificate of Authenticity

I, Joshua A. Terry, 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 4/27/22.

Affiant Signature

4/29/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/29/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON