Karen Johnson Davidson County
Batch# 869866 DEEDWARR
06/13/2022 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,087.43
20220613-0066798

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2022.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES:
File No. 22-16213

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scott Anderson Miller and Cynthia Ann Miller (NAME) 1850 LINCOYA BAY DR (STREET ADDRESS) NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	LEGACY HOME LOANS ~~New Owner~~ CLC (NAME) 1036 STEARMAN DR (STREET ADDRESS) WHITE HOUSE, TN 37188 (CITY) (STATE) (ZIP)	109-5-D-129 CO

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 HEREBYACKNOWLEDGED, WE, **David Freund, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Anderson Miller and Cynthia Ann Miller, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 1850 on the plan of Cottages at Williams Bend Townhouses, a horizontal property regime with private elements, created unter Title 67, section 27-101, et seq,. as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions, and Restrictions for the Cottages at Williamss Bend Townhouses, a horizontal property regime with private elements of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, said Register's Office, together with the undiided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of the Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20050923-0114373, for a more complete identification and description of said Unit.

Being the same property conveyed to David Freund, single man by Warranty Deed dated September 1, 2020 from Julie Gurel and Douglas Gurel, Co-Trustees of the GF Joint Revocable Living Trust U/A/D June 16, 2016, recorded September 3, 2020, in Instrument Number 20200903-0100558, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1850 Lincoya Bay 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 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.

Witness my/our hand(s) this 2nd day of June, 2022.

David Freund

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2022, before me personally appeared David Freund, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2022.

Notary Signature
My commission expires: 6/11/24

STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 06/06/2022 ____ (date of ~~document~~).

Affiant Signature

06/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025