Karen Johnson Davidson County
Batch# 879047 DEEDWARR
06/27/2022 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220627-0073719

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. JN-22-2527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Sheridan		
(NAME)	Same (NAME)	117-07-0E-003.00-CO
2010 Stokes Lane		
(ADDRESS)	Owner (ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Annette Emily Miller, Trustee of The Annette Miller 2006 Living Trust dated September 11, 2006**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheila Sheridan, Single Woman**, HEREINAFTER CALLED THE GRANTEE, 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. 3, on the Plan of Abingdon Place Condominiums, of record in Book 6250, Page 110, together with the Master Deed of Abingdon Place Condominiums, of record in Book 6357, Page 360, and Book 7596, Page 931, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Annette E. Miller by Warranty deed from Anchada Charoenrook, unmarried of record in Instrument No. 20060901-0108518 Register's Office for Davidson County, Tennessee, dated August 25, 2006 and recorded on September 01, 2006.

Being the same property conveyed to Annette Emily Miller, as Trustee of the Annette Miller 2006 Living Trust dated September 11, 2006 by Warranty deed from Annette E. Miller of record in Instrument No. 20061229-0160404 Register's Office for Davidson County, Tennessee, dated December 21, 2006 and recorded on December 29, 2006.

This is property more commonly known as 2010 Stokes Lane, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 3rd day of June, 2022.

The Annette Miller 2006 Living Trust dated September 11, 2006

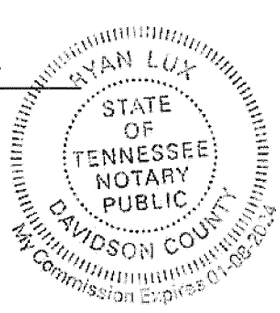
By: _____
Annette Emily Miller, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2022, before me personally appeared Annette Emily Miller, Trustee of The Annette Miller 2006 Living Trust dated September 11, 2006, 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 3rd day of June, 2022.

_____
Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 June 3, 2022.

Date

Affiant Signature

6/13/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)