Karen Johnson Davidson County
Batch# 888341 DEEDWARR
07/13/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $601.25
20220713-0080745

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $162,500.00.

Affiant

Subscribed and sworn before me this the 13th day of July, 2022.

Notary Public
My commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joseph Harris Hodge	SWBC Mortgage Corporation	084-11-0 074.00
2243 Maplecrest Drive	9311 San Pedro Ave, Suite 100	
Nashville, TN 37214	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID GAINES MILLER AND MARILYN A. MILLER, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOSEPH HARRIS HODGE AND MORGAN RAE HODGE, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the map entitled Maplecrest Subdivision, of record in Book 1835, page 28, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 37 fronts 70 feet on the southerly side of Maplecrest Drive and runs back between lines 150.5 feet on the easterly line and 150.6 feet on the westerly line, to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to David Gaines Miller and Marilyn A. Miller, husband and wife, by deed dated 09/25/2014, from David Gaines Miller, Trustee of the Ann Elizabeth Miller Residuary Trust, joined by David Gaines Miller and Stephen Goebel Miller, III, sole beneficiaries of the Ann Elizabeth Miller Residuary Trust, of record in Instrument No. 20140925-0088580, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2243 Maplecrest 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of July, 2022.

David Gaines Miller

Marilyn A. Miller

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David Gaines Miller and Marilyn A. Miller**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of July, 2022.

My commission expires:
7/9/2024

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-13-22.

Affiant Signature

7-13-22

Date

State of Williamson

County of Tennessee

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

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY