Karen Johnson Davidson County
Batch# 895310 DEEDWARR
07/28/2022 11:13:26 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20220728-0086138

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $490,000.00. Affiant Subscribed and sworn to before me, this the 26th day of July, 2022. Notary Public My commission expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY **WAGON WHEEL TITLE** **204 SOUTH 11TH STREET** **NASHVILLE, TN 37206** **615.650.5100**	Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: B IR 22 2305

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Isaac Miller and Julie Miller	New Owner(s)	095 02 0 094.00
2305 Amherst Court		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBIN WEIS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISAAC MILLER AND JULIE MILLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 91, on the Plan of Walnut Grove, as shown on plat of record in Plat Book 2133, Page 87, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robin Weis, by Warranty Deed from John Douglas Lepter, a widower, unmarried, of record in Instrument No. 20201208-0142622, in the Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 8, 2020.

Being the same property conveyed to John Douglas Lepter and wife, Samuella F. Lepter, by Warranty Deed from David Leonard and wife, Judith T. Leonard, of record in Book 9808, Page 811, in the Register's Office for Davidson County, Tennessee, dated September 25, 1995 and recorded on September 28, 1995. Samuella F. Lepter having since died on August 14, 2016, leaving John Douglas Lepter as the surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2305 Amherst Court, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of July, 2022.

Robin Weis

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robin Weis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of July, 2022.

Notary Public

My Commission Expires: 1/14/2023

OFFICIAL SEAL
LASHONA M BURRUSS
NOTARY PUBLIC. STATE OF ILLINOIS
My Commission Expires Jan 14, 2023