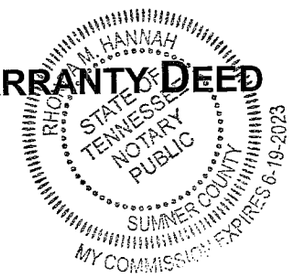
WARRANTY DEED



SMITH-H22235

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $930,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF August, 2022.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Peter Smith and Christy Smith, husband and wife	NEW OWNERS	82-16-141
810 Russell Street		
Nashville, TN 37206		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARK A. MILLER AND WIFE, ERIN E. MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PETER SMITH AND CHRISTY SMITH, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled Plan of Barrow's Addition to Edgefield, of record as Plat Book 1, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 68 fronts 50 feet on the southerly margin of Russell Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Mark A. Miller and wife, Erin E. Miller by deed from William A. Hudson and Kristen M. Hudson, husband and wife of record in Book 201308120084123, recorded on 08/12/2013, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 810 Russell Street, Nashville, Tennessee 37206 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Karen Johnson Davidson County
Batch# 903276 DEEDWARR
08/15/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20220815-0092403

Witness my/our hand(s) this 11 day of August, 2022 :

Mark A. Miller

Erin E. Miller

STATE OF Kentucky

COUNTY OF Jefferson

Personally appeared before me, ~~Pat~~ Eric A. Chew, a Notary Public in and for said County and State, the within named MARK A. MILLER AND WIFE, ERIN E. MILLER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that mark miller erin miller executed the within instrument for the purposes therein contained. Witness my hand and official seal at Jefferson County, Kentucky, this 11 day of August, 2022.

Notary Public

My Commission Expires: 05/19/26

ERIC CHEW
COMMISSION # KYNP52156
NOTARY
PUBLIC
Exp. 5/19/2026
STATE AT LARGE, KENTUCKY

Tennessee Certification of Electronic Document

I, Mary Lehn, 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 8/12/2022 (date of document).

Affiant Signature

8/15/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of August, 2022.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM EXPIRES 10/21/2024

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10/21/24