Karen Johnson Davidson County
Batch# 904239 DEEDWARR
08/16/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20220816-0092956

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2022

Notary Public ~~T. Dyke Tatum~~

MY COMMISSION EXPIRES: ~~May 05, 2025~~ 11/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MUSIC CITY FINANCIAL LLC, A TEXAS LIMITED LIABILITY COMPANY	MUSIC CITY FINANCIAL LLC, A TEXAS LIMITED LIABILITY COMPANY	08607002500
(NAME)	(NAME)	
7703 North Lamar Blvd., #205	7703 North Lamar Blvd., #205	
(ADDRESS)	(ADDRESS)	
Austin, TX 78752	Austin, TX 78752	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ron Miller, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MUSIC CITY FINANCIAL LLC, A TEXAS LIMITED LIABILITY COMPANY,** 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:

Being Lot No. 64, Phase 1, Section Two on the Plan of Jackson's Retreat, as of record in Plat Book 5200, Page 334 and 335 and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald Miller, a married man by deed dated December 29, 2006 from Catherine Lopez of record in Instrument No. 20070110-0004133, Register's Office for Davidson County, Tennessee and by deed from Kimberly Kay Miller to Ron Miller by deed dated January 12, 2021 of record in 20210114-0006673, Register's Office for Davidson County, Tennessee.

Ronald Miller and Ron Miller are one and the same

unimproved ☐

This is improved ☑ property, known as 1145 Jacksons View Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 15th day of August, 2022.

Ron Miller

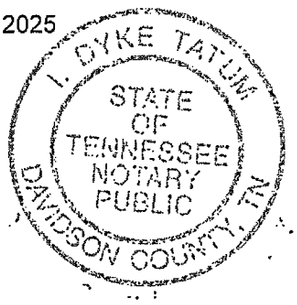
State of Tennessee
County of Davidson

On this 15th day of August, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Ron Miller, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 15th day of August, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-MCF



Certificate of Authenticity

I, Holly A. Mason, 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 August 15, 2022.

Affiant Signature

8/18/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25

202208160092956