Karen Johnson Davidson County
Batch# 904367 DEEDWARR
08/17/2022 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220817-0093141

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $480,000

Affiant Signature

Subscribed and sworn to before me on this the 16th Day of Aug., 2022.

Notary Public

My Commission expires 4 / 23 / 25

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Alexis Miller & Sheree Miller
1862 Union Hill Road,
Goodlettsville, TN 37072
SEND TAX BILLS TO:
Alexis Miller & Sheree Miller
1862 Union Hill Road,
Goodlettsville, TN 37072
MAP AND PARCEL NUMBER: 01700000800

WARRANTY DEED
22NT01110

Effective the 16th Day of August, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Story Laurent nka Story Craig, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alexis Miller & Sheree Miller, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:
The following described real estate situated in the Eighth (8th) Civil District of Montgomery County, Tennessee, to wit:

Being Tract No. 3 of Genevieve Boyd Smiley Property in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Cole Land Surveying No. 924, June 11, 1987, as follows:
Beginning at an iron pin set on the Northerly margin of Union Hill Road, common corner with Tract No. 2; thence North, 02 degrees 27' 01" West, 1483.16 feet to an iron pin and William Smith Property; thence with Smith line South 82 degrees 54' 46" East, 173.92 feet to an existing iron pin; thence continuing with said call 18.15 feet to an iron pin and common corner with Tract No. 4; thence South 01 degrees 16' 28" East 1400.50 feet to the Northerly margin of Union Hill Road; thence South 69 degrees 46' 27" West 168.79 feet to the point of beginning and containing 5.80 acres.

Being the same property as conveyed to Story Laurent, an unmarried woman by Warranty Deed from Lisa L. North, a married woman and James Brandon Walker, a married man dated 11/17/2017 recorded 11/17/2017 in Book NA, Page NA, as Document Number 20171117-0118249, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1862 Union Hill Rd, Goodlettsville, TN 37072-9024

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 16 day of Aug, 2022

Story Laurent nka Story Craig

State of TN
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Story Laurent nka Story Craig.**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of Aug, 2022

Notary Public

My Commission expires: 3 / 3 / 2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Kevin Craig

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kevin Craig**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of Aug, 2022

Notary Public

My Commission expires: 3 / 3 / 2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Kevin Craig joins in this conveyance for purposes of marital interest

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8-16-2022 (date of document)

Affiant Signature

8-17-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of August 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY