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

Karen Johnson Davidson County
Batch# 921160 DEEDWARR
09/23/2022 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,581.75
20220923-0105968

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $427,500.00

Affiant Signature

Subscribed and sworn to before me on this the 16 day Sept 2022.

Notary Public
My Commission expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Nicholas Miller
400 McIver Street
Nashville, TN 37211

SEND TAX BILLS TO:
Nicholas Miller
400 McIver Street
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID #: 11913026600

WARRANTY DEED
22NT01289

Effective the 16 Day of Sept 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,

Abigail Victoria Lee and Zachary Howard Lee, wife and husband

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

Nicholas Miller, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Rutherford County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 as shown on the map entitled Patterson's Subdivision of Maple Hill, of record in Book 332, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to Abigail Victoria Lee and Zachary Howard Lee, wife and husband by Warranty Deed from Mark McDonald and Suzanne K. McDonald, husband and wife dated 06/05/2020 recorded 06/16/2020 in Book NA, Page NA, as Document Number 20200616-0062213, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 400 McIver St, Nashville, TN 37211-2321

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 16th day of Sept, 2022.

Abigail Victoria Lee

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Abigail Victoria Lee**, the within named bargainers, 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 and official seal at office, this 16th day of Sept, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Zachary Howard Lee

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Zachary Howard Lee**, the within named bargainers, 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 and official seal at office, this 16th day of Sept, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Ruth Turner 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 9/16/2022 (date of document).

Affiant Signature

9/22/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of Sept, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24