(3)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 923010 DEEDWARR
09/29/2022 10:17:33 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20220929-0107542

06-NSH22-04853

Address of New Owner:	Send Tax Bills to:	Tax Information:
Angela Long 703 Laurel Hill Drive Old Hickory, TN 37138	New Owner	064-13-0B-081.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rex Miller, Heir at law of Gloria J. Miller, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Angela Long, unmarried**, hereinafter called the Grantees, their successors 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 all of Unit No. 703, on the plan of Laurel Hill Courtyard Homes, filed of record in Book 6900, Page 573, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gloria J. Miller, unmarried by Warranty Deed from Bonnie J. Naff, unmarried of record in Instrument No. 20100908-0071386 Register's Office for Davidson County, Tennessee, dated September 01, 2010 and recorded on September 08, 2010.

Gloria J. Miller, also known as Gloria Jean Miller, having since died on July 29, 2022. Rex Miller is the sole heir at law pursuant to Affidavit of Heirship of record in Inst# 20220929-0107540 and Inst# 20220929-0107541.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 703 Laurel Hill Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BOX 10-A

WITNESS my hand this 28th day of September, 2022

Rex Miller

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rex Miller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 28th day of September, 2022.

Notary Public at Large

My commission expires:_____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023