Prepared By & Return To:
Tennessee Title Services LLC-Clarksvi
112 Center Court
Suite- A
Clarksville, TN 37040
C-22-4259

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of October, 2022

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 926970 DEEDWARR
10/07/2022 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20221007-0110665

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ester Luffman 815 Lake Terrace Drive Nashville, TN 37217	Regions Bank d/b/a Regions Mortgage P.O. Box 200401 Florence, SC 29502-0401	150-02-0-155.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Betty Miller, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ester Christine Luffman, an unmarried woman,

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:

Land in Davidson County, Tennessee, being Lot No. 33A on the plan of Harbor Gate, Section One, Revised, Zone Lot Division, as of record at Book 6250, Page 638, amending plat at Book 5200, Page 712, Register's Office for Davidson County, Tennessee, both to which reference is hereby made and the same incorporated herein for a complete description of said lot.

BEING the same property conveyed by Warranty Deed from Joseph C. Kimery, an unmarried person, to Paul D. Miller, recorded September 28, 1994, as Book 9478 Page 169, in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $55,892.09. The said Paul D. Miller died on intestate on December 17, 2020, leaving the said Betty Miller, Paul Miller Jr. and Crystal Manners his sole heirs at law, as evidenced in Affidavit of Heirship recorded June 22, 2022, as Instrument No. 20220622-0071264 in Davidson County, Tennessee Register of Deeds, and as evidenced in Affidavit of Heirship recorded June 22, 2022, as Instrument No. 20220622-0071325 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Paul Miller, Jr. and Crystal Manners to Betty Miller, recorded June 27, 2022, as Instrument No. 20220627-0073284 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 815 Lake Terrace Drive, Nashville, TN 37217

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 so 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.

Dated this the 5th day of October, 2022.

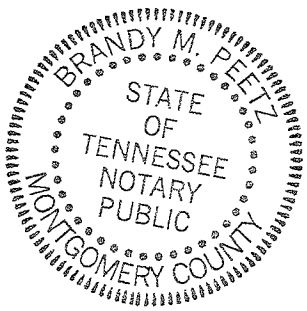
Betty Miller

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 5th day of October, 2022, before me personally appeared Betty Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2022.

Notary Signature
My commission expires: 9/15/2024



Certificate of Authenticity

I, Joshua A. Terry, 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 10/5/2022.

Affiant Signature

10/6/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/6/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON