Name and Address of New Owner:
Adriene Miller and Brandon Miller
805 Fairwin Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner
Property Address

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 072-09-0-278.00

Karen Johnson Davidson County
Batch# 949570 DEEDWARR
12/08/2022 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $2,719.50
20221208-0127988

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Melissa Goins and Jeffrey Goins, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adriene Miller and Brandon Miller, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Eskridge Subdivision of Part of The W.B. Franklin Property of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa Goins and Jeffrey Goins, wife and husband by Warranty Deed from Kimberly Poulson, unmarried, dated August 31, 2017, of record in 20170905-0091024, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 805 Fairwin Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of November, 2022.

_____ (SEAL)
Melissa Goins

_____ (SEAL)
Jeffrey Goins

STATE OF MI
COUNTY OF Oakland

On this 22nd day of November, 2022, before me personally appeared **Melissa Goins and Jeffrey Goins**, 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 22nd day of November, 2022.

_____
Notary Signature
My commission expires: 3/3/2029

SUSAN MARIE SCHRADER
Notary Public - State of Michigan
County of Oakland
My Commission Expires Mar 3, 2029
Acting in the County of Oakland

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$735,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of November, 2022.

Notary Signature
My commission expires:
01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, Emily Manno, 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 11/23/22.

Date

Affiant Signature

11/23/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of November, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON