Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 949822 DEEDWARR
12/09/2022 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,564.10
20221209-0128325

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

39-B
Filed 22-1023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kellen Gorbett, and Whitney Gorbett, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karla Mills and Kellen Mills, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 9 on the Plan of Section 6, Second Addition Rosewood Heights, of record in Book 2854, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of subject property.

Being further conveyed to Kellen Gorbett and Whitney Gorbett, husband and wife, by Deed from Suzann McCabe and David McCabe, wife and husband, dated July 15, 2020, recorded July 17, 2020, and appearing of record in Instrument No. 20200717-0078663, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2705 Meadow Rose Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Karla Mills **2705 Meadow Rose Drive** **Nashville, TN 37206**	NEW OWNER	**083-12-0-165.00**

WITNESS THE EXECUTION HEREOF this 8th day of December, 2022.

Kellen Gorbett

Whitney Gorbett

State of Tennessee)
County of Davidson)

On this 8th day of December, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kellen Gorbett and Whitney Gorbett, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 693,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of December, 2022.

Notary Public

My Commission Expires: 4/26/25

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 8, 2022**.

Date

D Hardwick

Affiant Signature

December 9, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 7/4/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026