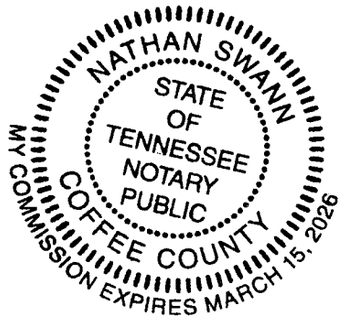
Karen Johnson Davidson County
Batch# 956399 DEEDWARR
12/29/2022 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20221229-0133722



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me, this .

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kameron Harris Cheatham		**071-15-0-299.00**
1227 Joseph Ave	New Owner	
Nashville, TN 37207		

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, WE, **Steven R. Miller and Cathy Miller (n/k/a Cathy Meeks)**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kameron Cheatham, A Single Man** 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:

Property known as: 1227 Joseph Ave., Nashville, TN 37207, County of Davidson

Being Lot No. 115 on the plan of C.F. Sharpe and W.L. Horn's Section Subdivision of the Lindsley Property in Northeast Nashville, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the easterly side of Joseph Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Sandra B. Miller, unmarried, Steven R. Miller, married, and Cathy Miller, unmarried, as joint tenants with right of survivorship, subject to a life estate reserved unto Alma Blanch Adams, by Quitclaim Deed from Sandra B. Miller, unmarried, and Steven R. Miller, married, dated 04/13/2018 and recorded 05/04/2018 in Instrument No. 20180504-0043035, Register's Office for Davidson County, Tennessee. The said Alma Blanch Adams was also known as Alma Blanche Adams is deceased as of 04/14/2010, terminating her life estate.The said Sandra B. Miller is deceased as of 07/30/2018, leaving Steven R. Miller and Cathy Miller as the sole owners of the subject property. The said Cathy Miller is now known as Cathy Meeks.

Tax Map/Parcel ID: 071-15-0-299.00

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.

This is Improved property known as: 1227 Joseph Ave, Nashville, TN 37207.

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 do 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 in 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

LTE File No.: 22-1931TN

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.

Witness my/our hand(s) this .

Steven R. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this , before me personally appeared **Steven R. Miller**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28 day of DECEMBER, 2022.

Notary Public

ROY BUMBALOUGH STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Commission Expiration: 10/04/25

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Cathy Miller (n/k/a Cathy Meeks)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of DECEMBER, 2022.

Cathy M Meeks by Steven Mille attorney-in-fact

Cathy Meeks by Steven R. Miller as attorney in fact

Commission expires: 10/04/25

ROY BUMBALOUGH STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-28-22.

Affiant Signature

12-29-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202212290133722