WARRANTY DEED

Karen Johnson Davidson County
Batch# 974365 DEEDWARR
02/27/2023 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.13
20230227-0013562

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2023

Notary Public

File No. DH-23-3865

MY COMMISSION EXPIRES: 05/23/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Lucrece Miskell	Same as	
(NAME)	(NAME)	097-02-0A-606.00-CO
2820 Whitebirch Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kenneth A. Lucero, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamie Lucrece Miskell**, HEREINAFTER CALLED THE GRANTEE, 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. 606 on the Final Plat of Villages of Riverwood, Section One, Phase 5B, as shown on plat of record in Plat Instrument No. 20161215-0131509, Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth A. Lucero, a single man by Warranty deed from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20170719-0072798 Register's Office for Davidson County, Tennessee, dated July 18, 2017 and recorded on July 19, 2017.

This is property more commonly known as 2820 Whitebirch Drive, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 24th day of February, 2023.

Kenneth A. Lucero by Joshua L. Hunter, Attorney-In-Fact

Kenneth A. Lucero by Joshua L. Hunter, as attorney in fact

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 Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Kenneth A. Lucero and that this instrument was executed on behalf of the said Kenneth A. Lucero for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202302270013561, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 24th day of February, 2023.

D Hardwick

Notary Signature
My commission expires:
05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

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

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 **February 24, 2023**.

Date

D Hardwick

Affiant Signature

February 27, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

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