Karen Johnson Davidson County
Batch# 986845 DEEDWARR
03/30/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20230330-0023215

SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Daivdson The actual consideration or value, whichever is greater, for this transfer is $267,000.00 Affiant Subscribed and sworn to before me, this 28 day of MARCH, 2023. Notary Public My commission expires: 11-24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anderson R Miller	**Pinnacle Bank,**	**163020C37800CO**
1382 Rural Hill Rd Unit 378	**150 3rd Ave S, Suite 1000**	
Antioch, TN 37013	**Nashville, TN 37201**	

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The Racster Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anderson R Miller, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Daivdson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 378, of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, and Instrument No. 20080108-0002295, as corrected by Scrivener's Affidavit of record in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The Racster Family Trust, by Warranty Deed from Lara Anne Racster, a single woman, dated February 2, 2023, of record in Instrument No. 20230208-0009280, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lara Anne Racster, a single woman, by Warranty Deed from Red Group, LLC, a Tennessee limited liability company, dated January 8, 2021, of record in Instrument No. 20210119-0008093, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 9392, Page 520 and Book 9340, Page 316, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easements of record in Instrument Numbers 20040910-0109391, 20050509-0052192, 20050509-0052194, and 20050509- 0052195, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Daivdson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1382 Rural Hill Rd Unit 378, Antioch, TN 37013.

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 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.

Erin Dias Date: 3-28-23

The Racster Family Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The Racster Family Trust and that she is authorized by The Racster Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 28 day of March, 2023.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-26

Certificate of Authenticity

I, Katie Smith, 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 3/28/23.

Date

Affiant Signature

3/28/23

Date

State of IN

County of Rutherford

Sworn to and subscribed before me this 28 day of March, 2023.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

