THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 997462 DEEDWARR
04/28/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,859.25
20230428-0031566

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Charles Brian Dailey and Abigail Dailey 320 Becklea Drive Madison, TN 37115	Owner	043-06-0-168.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffery Miller and Julie Miller, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Charles Brian Dailey and Abigail Dailey, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot 24 on the Plan of Madison Park. Section 3, of record in Book 3500, page 104, Register's Office for Davidson County. Tennessee, as follows: Beginning at a point in the northerly margin of Fedders Drive, said point being the common corner of Lots 24 and 25; thence with the line between said two lots northwardly 98.54 feet to a point; thence westwardly 102.45 feet to the easterly margin of Becklea Drive; thence with the easterly margin of Becklea Drive, southwardly 76 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the left 39.27 feet to the northerly margin of said Fedders Drive. eastwardly 83.58 feet to the point of beginning. This property description is identical to that contained in the most recent warranty deed conveying this property.

Being the same property conveyed to Jeffery Miller and Julie E. Miller, husband and wife by Warranty Deed from Margaret Neely of record in Instrument number 20190805-0077484, dated July 30, 2019 and recorded on August 5, 2019 Register's Office for Davidson County, Tennessee.

This property is commonly known as 320 Becklea Drive, Madison, TN 37115*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 28 **day of April, 2023**:

Jeffery Miller

Julie Miller

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffery Miller** and **Julie Miller,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of **April, 2023:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$502,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 28th DAY OF **April**, **2023**:

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

202304280031566

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 4-28-23 (date of document).

Date: 4-28-23

Affiant Signature

State of Tennessee)
)
County of Williamson)

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

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026