Karen Johnson Davidson County
Batch# 997857 DEEDWARR
05/01/2023 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20230501-0031814

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF April, 2023.

(Affix Seal)

Notary Public

My Commission Expires:

BRANDON M SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TYSON-T23046

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Georgia Tyson	SAME	097.16-0A-070.00 CO
5121 Bay Overlook Drive		
Hermitage, TN 37076		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **CHRISTOPHER MILLER , UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **GEORGIA TYSON**, unmarried woman hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 102, as shown on the map entitled The Peninsula, Phase Two, of record in Plat Book 9700, Page 352 and amended in Book 10547, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Christopher Miller, unmarried by Deed from Steven E. Zachar and wife, Catherine A. Zachar, dated 04/19/2019 and filed for record on 04/24/2019 in Instrument No. 20190424-0037599, in Registers Office for Davidson County, Tennessee.

This is (X) improved property known as 5121 Bay Overlook Drive, Hermitage, Tennessee 37076 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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(s) this 21st day of April, 2023 :

Christopher Miller

STATE OF _____

COUNTY OF _____

see attached

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CHRISTOPHER MILLER , UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this _____ day of April, 2023.

Notary Public

My Commission Expires: _____

This certificate is attached to a _____ page document dealing with/entitled _____ and dated _____.

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On April 21, 2023 before me,

Maggie Moreno, notary public *(here insert name and title of the officer)*,

personally appeared Christopher Miller, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MAGGIE MORENO
COMM.# 2440057
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires March 1, 2027

Signature _____ (Seal)

Printed 02-18

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Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 4/21/2023 (date of document).

Affiant Signature

5/01/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of May, 2023.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL