THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444155** Karen Johnson Davidson County Batch# 999279 DEEDWARR 05/03/2023 10 51 15 AM 2 pgs Fees $13 00 Taxes $1,176 60 20230503-0032813	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $318,000 00. Affiant Subscribed and sworn to before me, this 2nd day of May, 2023 Notary Public My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jotham Miller and Katie L. Miller 217 Flora Maxwell Road Nashville TN 37211	New Owner	Tax Parcel ID No 147 08 0 180 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Annette Hebert, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jotham Miller and Katie L. Miller, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Lot No 5 on the Plan of Section 4, Beverly Heights of record in Plat Book 5200, Page 263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Annete Hebert, single woman, by Warranty Deed from TBKID, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20220526-0061193, in the Register's Office of Davidson County, Tennessee, dated May 9, 2022 and recorded on May 26, 2022. Annette Herbert and Annete Herbert being one in the same.

Being the same property conveyed to TBKID LLC, by Warranty Deed from Cornerstone Investments, Inc , a Tennessee For Profit Corporation, of record in Instrument No 20220131-0010942, in the Register's Office of Davidson County, Tennessee, dated January 18, 2022 and recorded on January 31, 2022

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 4 Beverly Heights, as recorded in Plat Book 5200, Page(s) 263.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5626, Page 220.

This is improved property located at 217 Flora Maxwell Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2023.

Annette Hebert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Annette Hebert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2023

Notary Public
My Commission Expires: 10/30/24

