Karen Johnson Davidson County
Batch# 1010018 DEEDWARR
06/01/2023 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20230601-0041518

398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2023.

Lydia H Weaver
Notary Public

MY COMMISSION EXPIRES: 7/6/24

(AFFIX SEAL)

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald and Elizabeth Miller	**NEW OWNER**	145-06-0-042
(NAME) 1800 Tyne Boulevard	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we **Jack E Agee and Lynn S Agee, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Donald Miller and Elizabeth Miller, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 12-A as shown on the Plan of Tyne Valley Estates, Section 6, of record in Book 3500, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack E. Agee and wife, Lynn S. Agee by Warranty Deed from J. Clinton Doody and wife, Pauline C. Doody, dated 01/26/1981, of record in Book 5703, Page 517, Register's Office for Davidson County, Tennessee.

This conveyance is 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) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5849 Fredricksburg Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 26th day of May, 2023.

Jack E. Agee

Jack E Agee

Lynn S. Agee

Lynn S Agee

State of Maryland

~~County~~ of Baltimore or City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack E Agee and Lynn S Agee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of May, 2023.

Maria Papavasilis

Notary Public:

My Commission Expires: November 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

MARIA PAPAVASILIS
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 20, 2023

#37027

202306010041518

True Copy Certification

I, **Angela Y. Poston-Williamson**, do hereby make oath that I am 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 5/24/23.

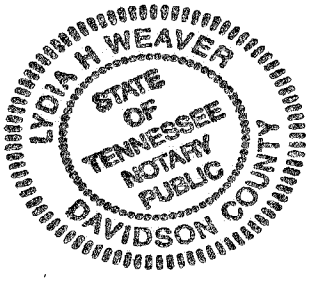
5/24/23

Angela Y. Poston-Williamson Date

State of Tennessee

County of Davidson

Personally appeared before me, Lydia H. Weaver, a notary public for this county and state, Angela Y. Poston-Williamson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lydia H. Weaver 5/24/23

Lydia H. Weaver Date

My Commission Expires: 07/06/2026

Tennessee House Bill 633
Effective 07/01/21