Karen Johnson Davidson County
Batch# 1022182 DEEDWARR
07/03/2023 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20230703-0050591

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2023.

Notary Public
MY COMMISSION EXPIRES: 3/1/23
File No. 23-18976

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas Miller (NAME)	Wilson Bank & Trust (NAME)	006-00-0-004.00
3208 Greer Road (STREET ADDRESS)	P. O. Box 768 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Lebanon, TN 37088 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Sharon Holt, formerly Johnson, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Miller, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Southern Land Surveying Co., Inc., June 4, 1968, of record in Book 356, Page 151, Register's Office for Davidson County, Tennessee, as follows:

Beginning at an iron pin in the Easterly side of Greer Road, the Northwest corner of the herein described tract; thence South 82 degrees 12 minutes East 200 feet to an iron pin; thence South 6 degrees 04 minutes West 100 feet to an iron pin; thence North 82 degrees 05 minutes West 200 feet to an iron pin located on the Easterly side of Greer Road; thence with said Greer Road Northwardly 100 feet to the point of beginning.

Being the same property conveyed to Sharon Holt-Johnson, a married person, taking as separate property, by Special Warranty Deed from Deutche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2003-HE1 Mortgage Pass-Through Certificates, Series 2003-HE1, dated May 23, 2012, and recorded on June 7, 2012, of record in Instrument No. 20120607-0049720, Register's Office for Davidson County, Tennessee.

Sharon Holt-Johnson is now known as Sharon Holt.

This is not the principal residence of the grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3208 Greer Road, Goodlettsville, TN 37072.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 30th day of June, 2023.

Sharon Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2023, before me personally appeared Sharon Holt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2023.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/30/23 (date of document).

Affiant Signature

6/30/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 30th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

