WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026850 DEEDWARR
07/17/2023 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20230717-0054580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0254

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Faithful and True, LLC	New Owner	Map: 133160A03600CO
(NAME) P.O. Box 110121	(NAME)	
(ADDRESS) Nashville, TN 37222	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($95,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELVIN D. MILLER AND AMERICA M. MILLER, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FAITHFUL AND TRUE, LLC A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee, being Unit No. D-10, of Harding Glen Condominium (formerly Barcelona Condominium), filed as Exhibit to and established by Master Deed of record in Book 6400, Page 801, amended in Book 9397, Page 814, amended to change name to Harding Glen Condominium of record in Book 11509, Page 965, further amended in Instrument No. 20070926-0114999, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Melvin D. Miller and America M. Miller, married, by deed from Jamie Lee Hyden, unmarried, of record in Instrument No. 20140903-0080442, dated August 28, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104727, in the Register's Office for Davidson County, Tennessee; (3) Charter for Homeowners Association of record in Book 6400, Page 581, in the Register's Office for Davidson County, Tennessee; (4) All matters of record in Plat Book 5200, Page 410, in the Register's Office for Davidson County, Tennessee; (5) Declaration of Mutual Reciprocal Easements of record in Book 5868, Page 422, amended in Instrument No. 20030624-0086638, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6400, Page 801, amended in Book 9397, Page 814, Book 11509, Page 965, Instrument No. 20010329-0030288, Instrument No. 20070926-0114999, corrected in Instrument No. 20171004-0101537, Instrument No. 20180606-0054269, Book 6400, Page 844, amended in Book 9723, Page 68 and Book 11509, Page 966, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 270 Tampa Drive, D-10, Nashville, TN 37211
(House No.) (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 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. 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 14th day of July, 2023.

Melvin D. Miller

America M. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin D. Miller and America M. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of July, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202307170054580

Certification of Recorded Documents

I, Julia Wyatt, 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 July 14, 2023.

(AFFIANT) – Julia Wyatt

07/14/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of July, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY