Karen Johnson Davidson County
Batch# 1033464 DEEDWARR
08/02/2023 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230802-0059598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-9-2026

(AFFIX SEAL)

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Miller and Merrell Miller, Husband and Wife	First Bank (NAME)	
634 Vernon Ave #A (ADDRESS)	722 Columbia Ave. (ADDRESS)	091-05-0N-001.00-CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sarah Chance and Josh Chance, Wife and Husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jared Miller and Merrell Miller, Husband and Wife, hereinafter called the Grantees, 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 Unit A, 634 Vernon Avenue Townhomes, Declaration of Covenants, Conditions and Restrictions for 634 Vernon Avenue Townhomes of record in Instrument Number 20160427-0041085, as amended by Amendment No. 1 of record in Instrument No. 20160906-0093337, Amendment No. 2 of record in Instrument No. 20160920-0098930, and Amendment No. 3 of record in Instrument No. 20160922-0099888, 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 Sarah Chance and Josh Chance, wife and husband by Warranty deed from Ewing Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20180523-0049453 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 23, 2018.

Josh Chance is also known as Joshua Chance.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 634 Vernon Ave #A, Nashville, TN 37209
(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 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 my/our hand(s) this 31st day of July, 2023.

WARRANTY DEED
(Continued)

Sarah Chance

Sarah Chance

Josh Chance

Josh Chance

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Chance and Josh Chance, wife and husband, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2023.

Notary Public

My Commission Expires: 7/6/2027

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 2, 2023 (date of document).

Affiant Signature

August 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023