RETURN TO:
PREMIER ESCROW, LLC BOX 10-A
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 615,000 00

Affiant

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

Notary Public

COMMISSION EXPIRES

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1045868 **DEEDWARR**
09/05/2023 11 00 25 AM 2 pgs
Fees $13 00 Taxes $2,275 50

20230905-0069280

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Mailen T McWilliams<br>Mary B McWilliams | Mortgage Research Center | 091-08-0-102 |
| (NAME) | (NAME) | |
| 1035 4th Avenue North | 1400 Forum Blvd , Suite 18 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Columbia, MO 65203-1938 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, **we, Nicholas Miller and Jordan Williams Miller, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mailen T. McWilliams and Mary B. McWilliams, spouses married to each other,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND 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 64 and Northerly part of Lot No 65 on the Map of L H Davis Subdivision of Lot No 41 of Clifton Plan of record in Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description

Beginning on the Southwesterly margin of 40th Avenue North, formerly Clifton Avenue, at the Northeast comer of the property conveyed to Mary Beasley for life, etc , by deed from Richard L West and wife, of record in Book 898, Page 3170, said Register's Office, thence with said Beasley's Northerly line, Westwardly 100 feet more or less, to the Easterly margin of said alley, thence with said alley Northwardly 130 feet to the Southwesterly margin of 40th A venue, North, thence with said A venue, southeastwardly 165 feet to the beginning

Being the same property conveyed to Nicholas Miller and Jordan Williams, both unmarried, as joint tenants with right of survivorship by Warranty Deed from C&H Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No 20190122-0005890 dated 01/18/2019, and recorded 01/22/2019 and further conveyed to Nicholas Miller and Jordan Williams, husband and wife, as joint tenants with right of survivorship By Quitclaim deed from Nicholas Miller and Jordan Williams, now married, of record in Instrument No 20210819-0112257, dated 07/19/2021, and recorded 08/19/2021

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records

This is Improved property, known as 1035 40th Avenue North (House Number) (Street) (P O Address) Nashville, TN (City or Town) 37209 (Postal Zip)

File No 6822-23
Warranty Deed Individual eRec LES rev 09-2018

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, successors 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, successors 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 30th day of August, 2023

Nicholas Miller

Jordan Miller

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Nicholas Miller and Jordan Miller, 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 as her free act and deed for the purposes therein contained

WITNESS my hand and seal this 30th day of August, 2023

Commission Expires:

