Karen Johnson Davidson County
Batch# 1047637 DEEDWARR
09/08/2023 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $4,667.55
20230908-0070561

# WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,261,500.00

Kelley Kay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-124

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Scott Miller and Sarah Thomas Miller | New Owner | 103 03 0 244.00 |
| (NAME) 4703 Nebraska Avenue | (NAME) | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Janet B. Warfield Family Trust dated December 24, 2012** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Scott Miller and Sarah Thomas Miller, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Block 19 on the Map of A Part of Sylvan Park, as of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William M. Warfield, Trustee of the Janet B. Warfield Family Trust, dated December 24, 2012, by Warranty Deed from James Gregory Simons and Shanon Denise Simons, husband and wife, of record in Instrument No. 20210909-0120786, in the Register's Office of Davidson County, Tennessee, dated September 08, 2021 and recorded on September 09, 2021.

Being the same property conveyed to James Gregory Simons and wife, Shanon Denise Simons, by Warranty Deed from Christopher Haynes and wife, Melissa R. Haynes and Jason Bockman, married, of record in Instrument No. 20110119-0005114, in the Register's Office of Davidson County, Tennessee, dated January 14, 2011 and recorded on January 19, 2011.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 4703 Nebraska Avenue, Nashville, TN 37209.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 7th day of September, 2023.

**GRANTOR:**

**Janet B. Warfield Family Trust dated December 24, 2012**

**By:** _____
**William M. Warfield, Trustee**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William M. Warfield, Trustee of Janet B. Warfield Family Trust dated December 24, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 7th day of September, 2023.

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 5/05/2025

**TRUE COPY CERTIFICATION**

I, Tifphany Wilson, 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 September 7, 2023.

Signature
Date: September 7, 2023

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 7th day of September, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025