Karen Johnson Davidson County
Batch# 1053875 DEEDWARR
09/25/2023 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,143.30
20230925-0075287

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Joseph Hatfield
802 Due West Avenue North
Madison, Tennessee 37115-3402

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Everett Financial, Inc. D/B/A Supreme Lending
14801 Quorum Drive, Suite 300
Dallas, TX 75254

Map/Parcel
#05101002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Miller, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Joseph Hatfield, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference as if set out herein verbatim.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **802 Due West Avenue North, Madison, Tennessee 37115-3402.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The above GRANTEE hereby specifically grants unto the above GRANTOR a first right of refusal to repurchase the above property at a sales price of Three Hundred, Nine Thousand and

No/100 Dollars ($309,000.00), the terms and conditions of which are more specifically set forth on the Right of First Refusal recorded simultaneously herewith .

Harmony Holland Miller, the wife of David Miller, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS OUR HANDS, this the **22nd** day of **September, 2023**.

David Miller

David Miller

Harmony Holland Miller

Harmony Holland Miller

By: David Miller, Attorney-in-Fact

David Miller, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **David Miller**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Harmony Holland Miller**, the within named bargainor, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said Harmony Holland Miller, and recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 22nd day of September, 2023.

Lisa D Turner

NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1-30-2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $309,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of September, 2023.

Lisa D Turner

NOTARY PUBLIC

My Commission Expires: 1-30-2024

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. 23077384

Exhibit "A"

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 35 on the map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lot Nos. 34 and 35; thence with the line between said lots, northeasterly 302.4 feet; thence southerly 312.9 feet to the corners of Lot Nos. 35 and 36; thence with the line between said lots southwesterly 76.14 feet to the margin of Due West Avenue; thence with the margin of same, northwesterly 183.19 feet to the beginning.

Tract 2:

Land in the 11th Civil District of said County and State, being Tract marked "Reserved" on the unrecorded plan of the Gammel property described according to a survey made by Turner Engineering Company, Inc., July 14, 1961, as follows:

Beginning on the westerly margin of Port Drive at a point, south 25 deg. 05' west, 175.2 feet from the southeast corner of the property conveyed to James E. Witty by deed from Zeke C. Gammel and wife, of record in Book 3347, page 367, Register's Office for said County, said point being the southeast corner of Tract 3; thence with the westerly margin of said Port Drive on a curve with a radius of 548 feet, southwestwardly 187.8 feet; thence north 5 deg. 29' west, 195.7 feet to the southwest corner of said Tract No. 3, said point being south 5 deg. 16 west, 184 feet from the southwest corner of said Witty property; thence with the southerly line of Tract No. 3, south 66 deg. 55' east, 91.3 feet to the beginning, containing 0.21 acres, more or less.

Being the same property conveyed to David Miller by Warranty Deed dated June 6, 2023, from Joseph Steven Hatfield, Regina Hatfield Evans, and Paula Elaine Hatfield of record in Instrument #20230607-0043418, Register's Office for Davidson County, Tennessee.

Electronic Document Certification

I, **Lisa D. Turner**, 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 22, 2023.

Lisa D. Turner

Lisa D. Turner

Date: 9-25-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 25th day of September, 2023.

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 25th day of September , 2023.

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #23077384