Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 231046000

Karen Johnson Davidson County
Batch# 1067555 **DEEDWARR**
11/02/2023 10:13:23 AM 2 pgs
Fees: $13.00 Taxes: $2,245.90

20231102-0085759

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $607,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2023.

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine Ann Johnson 4908 Montclair Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 146-08-0-166.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lori Miller, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Ann Johnson, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 427 on the Map of Crieve Hall Estates, Section VI, as of record in Book 2331, Page 1 and 2, Register's Office for said County.

Said Lot No. 427 fronts 90 feet on the easterly side of Montclair Drive and runs back 190 feet on the northerly line and 150 feet on the southerly line to a dead line, measuring 98.5 feet thereon.

Being the same property conveyed to Lori Miller by General Warranty deed from Virginia S. Greene, Sara S. Reed and Jack F. Stringham II, devisees under the Will of Sara Emma McDonald Stringham of record in Instrument No. 20030407-0046044 Register's Office for Davidson County, Tennessee, dated February 28, 2003 and recorded on April 7, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page(s) 1 and 2, inclusive, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2332, Page 92, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Conveyance of Water Mains to Nashville Suburban Utility District of record in Book 2333, Page 280, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4908 Montclair Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2023.

Lori Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of November, 2023.

Notary Public
My Commission Expires: _____

