Chapman & Rosenthal
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1068653 DEEDWARR
11/06/2023 10:00:25 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20231106-0086511

39-B
File #23-1243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caitlyn J. Newhouse, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Samuel H. Miller, a married man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. P-84, on the Plan of Villages of Brentwood, Phase VII, of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Caitlyn J. Wingerter, an unmarried woman by deed from Lori Curd Hulet, married, FKA Lori A. Curd, an unmarried woman, dated July 18, 2013, of record in Instrument No. 20130725-0077288, Register's Office for Davidson County, Tennessee. Caitlyn J. Newhouse FKA Caitlyn J. Wingerter is now married to Nicholas Newhouse who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 411 English Ivy Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Samuel H. Miller
411 English Ivy Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT

New Owner

TAX MAP-PARCEL #:
161-11-0D-084.00

WITNESS THE EXECUTION HEREOF this 3 day of November, 2023.

Caitlyn J. Newhouse

Nicholas Newhouse

State of Tennessee
County of Davidson

On this 3 day of November, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Caitlyn J. Newhouse and Nicholas Newhouse, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA L. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 328,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of November, 2023.

Notary Public

My Commission Expires: _____

KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires Oct. 27, 2025