Karen Johnson Davidson County
Batch# 1075943 DEEDWARR
11/28/2023 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20231128-0091828

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $336,000.00

Subscribed and sworn to before me this 21st day of November, 2023.

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public Affiant

My Commission Expires: 9/15/27

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Dawn Hiruko & Tiffany Miller 605 Hadley Avenue Nashville, TN 37138	Same as New Owner	044-11-0-103.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged John L. Troup, and Terri R. Troup, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said Tiffany Miller, an unmarried woman and Dawn Hiruko, a married woman, as joint tenants with right of survivorship, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 118, as shown on the map entitled Plan of Section "A", Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN L. TROUP AND WIFE, TERRI R. TROUP, by deed from MICHELLE L. NICHOLS AND HUSBAND, JAY NICHOLS AKA JAY TODD NICHOLS, of record in Instrument No. 20050203-0012779, dated January 31, 2005 and rerecorded in Instrument No. 20050614-0067825, said Register's Office.

This is improved property known as: 605 Hadley Avenue, Nashville, TN 37138

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 21st of November, 2023.

John L. Troup

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, Beverly Shean, a Notary Public in and for said County and State, **John L. Troup,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Goodlettsville, Tennessee~~ Bay County, Florida this the 21st day of November, 2023.

My Commission Expires: 5/6/25

NOTARY PUBLIC

Official Notary Seal
BEVERLY SHEAN
Commission No HH 92386
Comm. Expires 05/6/25

Terri R. Troup

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Terri R. Troup,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 21st day of November, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 11/21/23.

Affiant Signature – Joshua A. Terry

11/27/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/27/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27