Karen Johnson Davidson County
Batch# 1084483 DEEDWARR
12/21/2023 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.26
20231221-0098284

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,800.00 .

A. Steve C.
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF December, 2023.

Wesley Blow
Notary Public

(Affix Seal)

My Commission Expires: _____

PATTERSON-H23333

COUNTY OF WILLIAMSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kaleb Steven Patterson and Alyssa Camille Bartley	New Owner	026.13-0-055.00
312 Draper Circle		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STEVE MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KALEB STEVEN PATTERSON, AN UNMARRIED MAN, ALYSSA CAMILLE BARTLEY, AN UNMARRIED WOMAN, AND STEVEN LEWIS PATTERSON, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Goodlettsville Heights, Section 6, as of record in Book 3600, Page 98, Registers' office for said County.

Said Lot No. 7 front 112 feet on the easterly side of Draper Circle and runs back between lines, 308.9 feet on the southerly line and 300.4 feet on the northerly line, to a deadline in the rear upon which it measures 168 feet thereon.

Being the same property conveyed to Sandra B. Miller, unmarried and Bernice S. Miller, unmarried and Steve Miller, unmarried, as joint tenants with right of survivorship by deed from Cathy Miller, unmarried of record in Instrument No. 201805210048634, recorded on 05/21/2018, Register's Office for Davidson County, Tennessee.

Being part the same property conveyed to Sandra B. Miller, unmarried and Bernice S. Miller, unmarried and Steve Miller, unmarried, and Cathy Miller, unmarried, as joint tenants with right of survivorship by deed from Sandra B. Miller, unmarried and Bernice S. Miller, unmarried of record in Instrument No. 20180504-0043037, recorded on 05/04/2018, Register's Office for Davidson County, Tennessee.

Out conveyance to the State of Tennessee of record in Book 7523, Page 893, recorded on 04/22/1988 containing 1,491 square feet adjacent to the east margin of Draper Circle and the west margin of I-65.

Being the same property conveyed to Sandra B. Miller, unmarried and Bernice S. Miller, unmarried by deed from Stanley W. Searcy and wife, Patricia P. Searcy of record in Book 6936, Page 589, recorded on 08/01/1986, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Sandra B. Miller having since died on 07-30-2018, and Bernice S. Miller having since died on 02-20-2023, leaving Steve Miller as vested owner.

( ) unimproved
This is (X) improved property known as 312 Draper Circle, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise

herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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.

Witness my/our hand(s) this 19th day of December, 2023 :

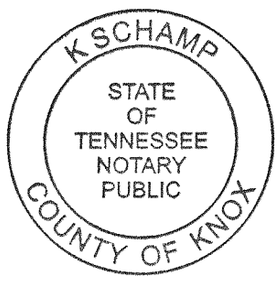
Steve Miller

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, K Schamp, a Notary Public in and for said County and State, the within named STEVE MILLER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Knox County, Tennessee, this 19th day of December, 2023.

K Schamp
Notary Public

My Commission Expires: 9-7-2025



Certificate of Authenticity

I, A. Scott Hubbard, 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 December 19, 2023.

Date

A. Scott Hubbard

Affiant Signature

12-20-2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of December, 2023.

Wesley Blow

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)