WARRANTY DEED

Karen Johnson Davidson County
Batch# 1099842 DEEDWARR
02/09/2024 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240209-0009282

TONYA LOFTIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Suzanne Lee Coridan Michael Dunham	New Owners	16104018600
(NAME)	(NAME)	
5138 Raywood Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Victoria Ilene Miller,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Suzanne Lee Coridan and Michael Dunham, both unmarried, as joint tenants with rights of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A 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. 29-B, Re-Subdivision of Lot 29 Goodrich Heights Plan of record in Plat Book 6200, Page 271, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Patricia F Stroud, by deed of record in Instrument NO. 20131126-0121280, Register's Office for Davidson County, Tennessee. The said Patricia F Stroud having since died testate leaving subject property to her daughter being Victoria Ilene Miller reference will in Probate court # 23P1498, Davidson County, TN.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5138 Raywood Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 hands this 7th day of February, 2024.

X Victoria Ilene Miller
Victoria Ilene Miller

State of Tennessee
County of Davidson

Personally appeared before me Victoria Ilene Miller, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of February, 2024.

Notary Public
My Commission Expires: _____

File No.: 17098

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Certificate of Authenticity

I, Tonya Loftin, 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 2/7/2024.

Date

Tonya Loftin
Affiant Signature

February 9, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of February, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)