This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson Davidson County
Batch# 1101902 DEEDWARR
02/16/2024 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,936.95
20240216-0010947

ADDRESS NEW OWNER:
Zachary Thomas DeWall et ux
201 Barker Road
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

New Owner

Map/Parcel
#84-14-20.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Paul Miller, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Zachary Thomas DeWall and wife, Jennifer Ann DeWall**, 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:

Land in Davidson County, Tennessee, being all of **Lot No. 119, Plan of Walnut Grove**, according to survey and plat appearing of record in Book 2133, page 87, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Paul Miller, by Warranty Deed dated June 20, 2023, from Ronnie Phillips, unmarried, of record in Instrument No. 20230621-0047074, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **201 Barker Road, Nashville, Tennessee 37214.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Harmony Holland Miller, the wife of David Paul Miller, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS OUR HANDS, this the **15th** day of **February, 2024**.

David Paul Miller

David Paul Miller

Harmony Holland Miller

Harmony Holland Miller

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **David Paul Miller and Harmony Holland Miller**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ~~14th~~ 15th day of February, 2024.

Lisa D. Turner

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $523,500.00.

Kelly Penny

AFFIANT

Subscribed and sworn to before me on this 15 day of February, 2024.

Amber L Whisner

NOTARY PUBLIC

AMBER L. WHISNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 6-22-24

File No. 24017561

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 15, 2024 (date of document).

Amber Whisner
Affiant Signature

February 16, 2024
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 16th day of February, 2024

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

