Name and Address of New Owner:
Dean Maddox and Elizabeth Maddox
410 Hunters Place
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1118313 DEEDWARR
04/03/2024 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240403-0023514

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064120A41000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charlotte M. Miller, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dean Maddox and Elizabeth Maddox, husband and wife, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee :

Being Lot No. 410, on the plan of Fox Run Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, of record in plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charlotte M. Miller, a single woman, by deed from William S. Brown, unmarried, Kathy G. Barnes, unmarried, individually and as devisee under the Last Will and Testament of Marjorie C. Brown, deceased, and Melissa George Ashburn Stewart, unmarried, also known as Melissa George Stewart, individually and as devisee under the Last Will and Testament of Marjorie C. Brown, deceased, of record in Instrument Number 20210927-0129133, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 410 Hunters Place, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of March, 2024.

_____(SEAL)
Charlotte M. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2024, before me personally appeared Charlotte M. Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of March, 2024.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of March, 2024.

_____
Notary Signature
My commission expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 3/27/24.

Affiant Signature – Joshua A. Terry

4/2/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/2/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27