Karen Johnson Davidson County
Batch# 1132299 DEEDWARR
05/08/2024 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20240508-0033779

WARRANTY DEED

File No.: 2024-0101

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,900.00.

Affiant

Subscribed and sworn to before me on MAY 7, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-6-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Cody Harrison Prizer and Madison Jade Prizer 1923A Delta Ave Nashville, TN 37208	Residential Wholesale Mortgage, Inc. 11234 El Camino Real, San Diego, CA 92130	081-08-1F-002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PAUL M. MILLER, AN UNMARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CODY HARRISON PRIZER AND MADISON JADE PRIZER, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of 1923 Delta Avenue Townhomes, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of 1923 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160818-0086488 and amended in Instrument No. 20171020-0107531, Instrument No. 20171127-0120739 and Instrument No. 20171130-0122117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PAUL M. MILLER, by deed from JAMES M. DICKERSON, UNMARRIED AND JOSHUA DICKERSON, MARRIED, of record in Instrument No. 20171130-0122119, dated November 29, 2017, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1923 A. Delta Avenue, Nashville, TN 37208.

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 covenant 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 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 hand on this 7th day of May, 2024.

Grantor:

Paul M. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Paul M Miller, the within named bargainor, 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, at office, this 7th day of May, 2024.

Notary Public

My Commission expires: My Commission Expires January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/7/24.

Affiant Signature

5/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY