Karen Johnson Davidson County
Batch# 1141249 DEEDWARR
05/31/2024 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20240531-0040560

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Kyle Haynes and George Haynes 807 18th Ave S. #311 Nashville, TN 37203	same	092 16 0C 311.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lisa M. Miller, a married woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kyle Haynes, a single man and George Haynes, a married man** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 807 18th Avenue South #311, Nashville, TN 37203 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 311, 807 EIGHTEENTH AVENUE CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument Nos. 20041216-0149823, 20050504-0050222 (re-recorded in Instrument No. 20060109-0003220), 20051123-0142078, and 20070509-0055940 and further described on Plan of record attached to said Master Deed "as Exhibit E" in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parking Space #50 is included as an appurtenance to this unit in the third amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Lisa M. Miller, a married woman, by Warranty Deed from Jennifer Starner, a single woman, of record in Instrument No. 20210726-0100215, in the Register's Office of Davidson County, Tennessee, dated July 21, 2021 and recorded on July 26, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this ~~29th~~ day of May, 2024.

Lisa M. Miller

STATE OF FL)
COUNTY OF Pinellas)

On this 27th day of May, 2024, before me personally appeared Lisa 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 May, 2024.

Notary Signature
My commission expires: 10-18-24

KYM SINGLETERRY
Commission #HH012259
My Commission Expires
June 18, 2024

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this **instrument** for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $372,000.00, which amount is equal to or greater than the amount which the property **transferred** would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of May, 2024.

Notary Public
My commission expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 29, 2024.

J. Carlton Drumwright

May 29, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 29, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY