Karen Johnson Davidson County
Batch# 1144397 DEEDWARR
06/06/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20240606-0042603

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-21879-24

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June 2024

NOTARY PUBLIC

My commission expires: 6/25/25

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nor Norman 4000 Anderson Road, Unit 37, Nashville, TN 37217	Same address as new owner	136-03-0A-037-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 Dollars ($ 240,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Mariah Kelli Miller, and Alexander Miller, wife and husband**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Nor Norman, unmarried man**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Townhouse No. 37, Building 6, on the Plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Book 4460, page 88, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mariah Kelli Miller, from Alexander Miller by Quitclaim Deed dated May 8, 2024 and recorded May 8, 2024 in Instrument #20240508-0033882, said Register's Office.

Being the same property conveyed to Mariah Kelli Miller and Alexander Miller, wife and husband, from Julius Sloss and wife, Taryn Sloss, by Warranty Deed dated February 24, 2021 and recorded March 1, 2021 in Instrument #20210301-0025823, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 4000 Anderson Road, Unit 37, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5th day of June, 2024

GRANTOR(S)

Mariah Kelli Miller

Alexander Miller

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Mariah Kelli Miller and Alexander Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of June, 2024.

Notary Public

John Griffin

Printed Notary Name

My commission expires: March 7th, 2026

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Tennessee Certification of Electronic Document

I, Emma Howard, 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 6/5/24 (date of document).

Emma Howard
Affiant Signature

6/5/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of June, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL