Name and Address of New Owner:
Brittany Jewel Miller and John Michael Miller
7984 Boone Trace
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1149129 DEEDWARR
06/20/2024 10:57:39 AM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20240620-0046342

Map & Parcel No: 126150A11200CO

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, **Logan Woodside and Desirae Woodside, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brittany Jewel Miller and John Michael Miller, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 131, Resubdivision of lot 131, Section Two, Boone Trace at Biltmore, according to survey and plat of same appearing of record in Book 6050, page 587, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Logan Woodside and Desirae Woodside, husband and wife by Quitclaim Deed from K&K Realty Holdings, LLC, a Tennessee General Partnership Limited Liability Company, dated February 29, 2024, of record in Instrument No. 20240307-0015964, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 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: 7984 Boone Trace, Nashville, TN 37221

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-8-24-7984

NotaryCam Doc ID: cdd88417-9357-4e6a-9022-75fbbb3ba7c7

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of June, 2024.

Logan Woodside
_____(SEAL)
Logan Woodside

Desirae Woodside
_____(SEAL)
Desirae Woodside

STATE OF Maryland
COUNTY OF: Baltimore

On this 17th day of June, 2024, before me personally appeared Logan Woodside and Desirae Woodside, 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 17th day of June, 2024.

Rwanda L. Reed
Notary Signature
My commission expires: 12/18/2024

RWANDA I REED
Notary Public - State of Maryland
Baltimore County
My Commission Expires Dec 18, 2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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 $560,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Jansen
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of June, 2024.

Notary Signature
My commission expires: 3-3-2025

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

I, MELISSA JANSEN, 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 6/17/24 (date of document).

Melissa Jansen

Affiant Signature

Date 6/17/24

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of June, 2024.

Stephanie Woodall

Notary's Signature

MY COMMISSION EXPIRES:

