Karen Johnson Davidson County
Batch# 1150748 DEEDWARR
06/25/2024 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240625-0047429

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

05-NSH24-07600

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffery S. Miller and Julie E. Miller, 130 Emmitt Avenue Madison, TN 37115	JMME	051-08-0-057.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Eggers, Trustee of The Eggers Family Inter Vivos Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffery S. Miller and Julie E. Miller, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 6 of Block "1" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 600 feet on the southerly line of Emmitt avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Robert W. Eggers and wife, Julia Eggers, by Warranty Deed from Joe H. Corley and wife, Patty M. Corley, of record in Book 9795, Page 720, in the Register's Office for Davidson County, Tennessee, dated September 1, 1995, and recorded on September 15, 1995.

Being the same property conveyed to Eggers Family Inter Vivos Trust by Quitclaim Deed from Robert W. Eggers and wife, Julia Eggers, of record in Instrument No. 20150413-0032481, in the Register's Office for Davidson County, Tennessee, dated April 10, 2015, and recorded on April 13, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 130 Emmitt Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 this 24th day of June, 2024

Robert Eggers

Robert Eggers, Trustee of The Eggers Family Inter Vivos Trust

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert Eggers, Trustee of the Eggers Family Inter Vivos Trust Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Murfreesboro, Tennessee, this 24th day of June, 2024.

Notary Public

My Commission Expires: 8/24/27

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 24, JUNE 2024.

Custodian's Signature — 06/24/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 24 day of JUNE 2024.

Notary Public

MY COMMISSION EXPIRES:

