Karen Johnson Davidson County
Batch# 1153653 DEEDWARR
07/02/2024 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20240702-0049758

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/21/2024

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

W. BRAD LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

02-NSH24-07952

Address of New Owner:	Send Tax Bills to:	Tax Information:
Miranda R. Miller, Trustee of the Miranda R. Miller 2010 Trust, dated 12/27/2010 5308 Greystoke Drive Brentwood, TN 37027	Miranda R. Miller, Trustee of the Miranda R. Miller 2010 Trust, dated 12/27/2010 5308 Greystoke Drive Brentwood, TN 37027	171-04-0A-035.00-CO

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, **Jason Meier and Renate Meier, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Miranda R. Miller, Trustee of the Miranda R. Miller 2010 Trust, dated 12/27/2010**, 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. 80 on the Plan of Section one, Brownstone of record in Plat Book 9700, Page (s) 496 and 497, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jason Meier and Renate Meier, husband and wife by Warranty Deed from Donald Ashley Linville and Beatriz Lopez-Linville, husband and wife of record in Instrument No. 20170609-0058112 Register's Office for Davidson County, Tennessee, dated June 08, 2017 and recorded on June 09, 2017.

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: 5308 Greystoke Drive, Brentwood, TN 37027

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 28th day of June, 2024

Jason Meier

Renate Meier

Renate Meier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jason Meier and Renate Meier, 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 Brentwood, Tennessee, this 28th day of June, 2024.

Notary Public

My Commission Expires: 06 14 25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

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

I, Melanie Judd, 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 June 28, 2024.

Custodian's Signature

06/28/2024
date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th of June 2024.

Notary Public

MY COMMISSION EXPIRES: 9/21/202

