# WARRANTY DEED

Karen Johnson
Batch # 1156730
07/11/2024 02:50:26 PM
Fees: $18.00 Taxes: $1,787.10

Davidson County
DEEDWARR
3 pgs

20240711-0052212

STATE OF TENNESSEE -
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00.

Daniel B Lancaster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JACOB THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Daniel B. Lancaster and Elaine Payne Lancaster | Daniel B. Lancaster and Elaine Payne Lancaster | Parcel ID: 098 06 0B 042.00 |
| (NAME) 1304 Waxwing Dr. | (NAME) | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cameron Miller, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel B. Lancaster and Elaine Payne Lancaster, husband and wife**, hereinafter called the Grantees, their heirs 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 Unit B of Lot No. 67D, on the Plan of Bridgewater, Phase 1, Section "A", Villa Units, lots 47D thru 78D as shown on the supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime- with Private Elements, Phase 1, Section A, of record in Instrument No. 20051104-0133897, as corrected by Surveyor's Certificate of Correction of record in Instrument No.20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cameron Miller, married man from Linda Spence, unmarried by Warranty Deed dated March 25, 2022 and recorded on March 31, 2022 in Instrument No. 20220331-0037378, Register's Office for Davidson County, Tennessee.

**Paula Miller, spouse of Cameron Miller , joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1304 Waxwing Dr., Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said Grantees that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 28th day of JUNE, 2024

Cameron Miller

STATE OF MINNESOTA

COUNTY OF MARTIN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Cameron Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of JUNE, 2024.

Notary Public

My Commission Expires: 01/31/2025

(SEAL)

Matthew Paul Hussey
State of Minnesota
Notary Public
My Commission Expires 01/31/2025

Witness our hands this 27th day of June, 2024

Paula Miller

Paula Miller

STATE OF Kentucky

COUNTY OF Bullitt

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Paula Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of June, 2024.

Notary Public

My Commission Expires: August 21, 2024

(SEAL)

