WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Lydia Santerelli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1166787
08/05/2024 03:18:27 PM
Fees: $13.00 Taxes: $1,035.63

Davidson County
DEEDWARR
2 pgs

20240805-0059638

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lydia Santerelli and Logan James Santerelli	**Primis Mortgage Company**	
(NAME) **435 Kirby Hill Rd**	(NAME) **5535 Currituck Dr.**	**046 00 0 096.00**
(ADDRESS) **Ashland City, TN 37015**	(ADDRESS) **Wilmington, NC 28405**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMIE R. MILLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYDIA SANTERELLI AND LOGAN JAMES SANTERELLI, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract No. 1:

BEGINNING at an I.P. and M.F.P., the same being the Northeast corner of Phillip D. Campbell, et al. property of record in Book 6179, page 725, RODCT; thence N 66 deg. 12 min. 16 sec. E 461.50 feet to an I.P.; thence due South 641.70 feet to an I.P., this being the common boundary line with the Harold D. Hodges and Reva P. Hodges property (Tract 19B); thence S 55 deg. 37 min. 14 sec. W 513.26 feet to an I.P. and M.F.P. in Herrin's North line, Campbell's Southeast corner; thence with Campbell's East line, North 745.60 feet to the beginning.

Tract No. 2:

BEGINNING at an I.P., the same being the Northeast corner of Michael R. Denniston's property, Tract 19A; thence N 66 deg. 12 min. 16 sec. E 565.94 feet to an I.P. and M.F.P in the West margin of a 50 foot ingress and egress easement; thence S 01 deg. 49 min. 19 sec. W 528.71 feet to a set stone marked with an "X" by a flat stone marked with an "X"; thence S 55 deg. 37 min. 14 sec. W 605.45 feet to an I.P., the same being the Southeast corner of Michael R. Denniston's property, Tract 19A; thence due North along the common boundary of Michael R. Denniston's property, Tract 19A, 641.70 feet to the beginning.

Being the same property conveyed to Jamie Miller, unmarried, by Installment Deed from Homer J. Tidwell, Jr. and wife, Barbara Tidwell, of record in Book 8910, Page 206, in the Register's Office of Davidson County, Tennessee, dated March 31, 1993 and recorded on April 07, 1993.

Being the same property conveyed to Jamie R. Miller, by Quitclaim Deed from Shawn Miller, of record in Instrument No. 20140715-0062552, in the Register's Office of Davidson County, Tennessee, dated July 14, 2014 and recorded on July 15, 2014.

This conveyance is subject to:

- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Easement recorded in Book 8681, Page 819, Register's Office for Davidson County, Tennessee.
- Affidavit of Affixation of record in Instrument No. 20140715-0062551, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **435 Kirby Hill Rd, Ashland City, Tennessee 37015**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF AUGUST, 2024.

Jamie R. Miller

Vickie Miller

Vickie Miller, spouse of Jamie R. Miller, hereby joins in this conveyance and does transfer and convey any and all marital interest Vickie Miller may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMIE R. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of August, 2024.

Notary Public
My Commission Expires:
(SEAL)

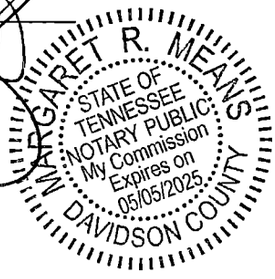


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKIE 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of August, 2024.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
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Nashville, TN 37212