Karen Johnson Davidson County
Batch# 1170336 DEEDWARR
08/15/2024 02:11:30 PM 6 pgs
Fees: $33.00 Taxes: $410.33
20240815-0062572

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3130749

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 07513006000

WARRANTY DEED

THIS INDENTURE made and entered into on this 6 **day of** August, 2024, by and between **Julie A. Hollis,** residing at 258 Bonnalynn Drive, Hermitage, TN 37076, **and Jacob C. Miller,** residing at 258 Bonnalynn Drive, Hermitage, TN 37076, **as joint tenants**, hereinafter referred to as Grantor(s) and **Jacob C. Miller, an unmarried man,** residing at 258 Bonnalynn Drive, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Eighty Thousand and 00/100 Dollars ($80,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 258 Bonnalynn Drive, Nashville, TN 37076

Being the same property as conveyed from MT Polston, married to Julie A Hollis and Jacob C Miller as joint tenants as set forth in Deed Instrument #20150309-0020127 dated 03/05/2015, recorded 03/09/2015, DAVIDSON County, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Julie A. Hollis

Julie A. Hollis

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Julie A. Hollis, the within named Grantor, 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 seal, at office in Wilson County, TN this 6 day of Aug, 20 24.

K.D. Davis

Notary Public

My Commission expires: 1/31/27

K.D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jacob C. Miller

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jacob C. Miller,, the within named Grantor, 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 seal, at office in Wilson County, this 6 day of Aug, 20 24.

Notary Public

My Commission expires: 1/31/27

K.D. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 110,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Jacob C. Miller

STATE OF TN
COUNTY OF Wilson

Sworn to before me this 16 day of Aug, 2024

Notary Public
My Commission Expires: 1/31/27

K.D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Jacob C. Miller

Name and address of property owner:

Jacob C. Miller

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 215 (Revised), Hermitage Hills, of record in Plat Book 2900, Page 112, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Parcel ID Number: 07513006000

Property Commonly Known As: 258 Bonnalynn Drive, Nashville, TN 37076

Tennessee Certification of Electronic Document

I, Sopheo Keo, 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 August 8, 2024 (date of document).

Affiant Signature

8/15/24
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 15 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

3130749

202408150062572