WARRANTY DEED

Karen Johnson Davidson County
Batch# 1178411 DEEDWARR
09/06/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240906-0068711

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026
(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Elizabeth Shimek Silber	New owner	161 11 0C 050.00
(NAME)	(NAME)	
317 Yorkshire Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Miller Properties, a Tennessee General Partnership, comprised of Charles S.Miller, Jr. and William S. Miller, Sr.** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto, **Elizabeth Shimek Silber and Daniel Shimek as joint tenants with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Building "J", Unit 113 of the RESUBDIVISION OF LOT 2 OF PHASE IV, VILLAGES OF BRENTWOOD, plan of record in Plat Book 6900, Page 614, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Miller Properties, a Tennessee General Partnership comprised of Charles S. Miller, Jr. and William S. Miller, Sr., by Quitclaim Deed from Charles S. Miller, Jr. and William S. Miller, Sr., Co-Executors of the Estate of Joyce C. Miller Utley, and Charles S. Miller, Jr. and William S. Miller, Sr., individually, and Laura J. Miller conveying her interest in Tract 14 only, of record in Instrument No. 20210205-0017236, in the Register's Office of Davidson County, Tennessee, dated November 19, 2020, and recorded on February 05, 2021.

Being the same property conveyed to Joyce C. Miller, Charles S. Miller and William S. Miller, as joint tenants with right of survivorship, by Warranty Deed from Carl F. James, by and through my Attorney in Fact, Linda Lipford, of record in Instrument No. 20180705-0065089, in the Register's Office of Davidson County, Tennessee, dated July 02, 2018, and recorded on July 05, 2018. The said Joyce C. Miller died on October 17, 2019, leaving Charles S. Miller and William S. Miller as surviving tenant through rights of survivorship.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 317 Yorkshire Circle, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Effective the 26th day of August, 2024.

Miller Properties, a Tennessee General Partnership

Charles S. Miller, Jr.

William S. Miller, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Charles S. Miller, Jr. and William S. Miller, Sr., with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are all the partners of Miller Properties, a Tennessee General Partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand, at office, this 26th day of August, 2024.

Notary Public

My commission expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

TRUE COPY CERTIFICATION

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

I, Robyn DeBray, 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, 26th, 2024.

Custodian's Signature

9.6.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of September, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/4/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON