Karen Johnson Davidson County
Batch# 1186527 DEEDWARR
09/25/2024 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20240925-0074483

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 2-2-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0515

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles E Baker	NEW OWNER	Map: 075-12-0F-010.00CO
(NAME) 70 Highview Lane	(NAME)	
(ADDRESS) Murray, KY 42071	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($362,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELIZABETH G. MILLER, TRUSTEE OF THE ELIZABETH G. MILLER REVOCABLE LIVING TRUST DATED DECEMBER 28, 2022,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES E BAKER, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 10 a/k/a Unit No. 118 on the Plan of Tulip Cove Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, 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 Elizabeth G. Miller, Trustee of the Elizabeth G. Miller Revocable Living Trust dated December 28, 2022, by quitclaim deed from Elizabeth Green Miller, an unmaried person, who is one and the same as Elizabeth G. Miller, of record in Instrument No. 20230110-0002009, dated December 28, 2022, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) Sewer Easement of record in Book 4123, Page 640, Register's Office for said County; (3) Stormwater Detention Agreement of record in Instrument No. 20040609-0068086, said Register's Office; (4) Easement to Comcast of record in Instrument No. 20160301-0019393, Register's Office said County; (5) Boundary Survey of record in Instrument No. 20050517-0055768, in the Register's Office for Davidson County, Tennesse; (6) Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, Restrictions and By-Laws recorded in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 735 Tulip Grove Rd. #118, Hermitage, TN 37076
(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 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 25th day of September, 2024.

The Miller Revocable Living Trust, Dated December 28, 2022

BY: Elizabeth G Miller
Elizabeth G. Miller
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth G. Miller, Trustee of the The Miller Revocable Living Trust, Dated December 28, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the The Miller Revocable Living Trust, Dated December 28, 2022, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Elizabeth G. Miller, as Trustee.

Witness my hand and official seal this 25th day of September, 2024.

My commission expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Jamie C. Polk, 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 September 25, 2024.

(AFFIANT) – Jamie C. Polk

09/25/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 25th day of September, 2024.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON