Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Charles Wesley Cagle and Carter Lynn Finley
3905 Bonnavista Drive
Hermitage, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1217702 DEEDWARR
12/18/2024 11:52:41 AM 4 pgs
Fees: $23.00 Taxes: $1,361.60
20241218-0098236

Map & Parcel No: 075 09 0 109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tiffany D. Miller, an unmarried woman and Micaylah D. McKinley, an unmarried woman, as tenants in common with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carter L. Finley, an unmarried woman, and Charles W. Cagle, an unmarried man, joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 275, Plan of SECTION TWO (REVISED) HERMITAGE HILLS, as shown on plat of record in Plat Book 2900, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tiffany D. Miller, an unmarried woman and Micaylah D. McKinley, an unmarried woman, as tenants in common with right of survivorship, by Quitclaim Deed from Tiffany D. Miller, an unmarried woman, of record in Instrument No. 20210414-0049989, in the Register's Office of Davidson County, Tennessee, dated April 8, 2021 and recorded on April 14, 2021.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3905 Bonnavista Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

NotaryCam Doc ID: d117e100-c3ad-4177-a329-d7f97bb413a9

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of December, 2024.

Tiffany D Miller (SEAL)
Tiffany D. Miller

Micaylah D McKinley (SEAL)
Micaylah D. McKinley

STATE OF ~~TENNESSEE~~ Virginia
~~COUNTY OF DAVIDSON~~ City of Hopewell

On this 17th day of December, 2024, before me personally appeared **Tiffany D. Miller**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of December, 2024.

Notary Signature
My commission expires: 2/28/2027

VICTORIA MILLER GARRIS
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7836123
My Commission Expires Feb 28, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

STATE OF Virginia
~~COUNTY OF~~ City of Hopewell

On this 17th day of December, 2024, before me personally appeared Micaylah D. McKinley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of December, 2024.

Notary Signature
My commission expires: 2/28/2027

VICTORIA MILLER GARRIS
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7836123
My Commission Expires Feb 28, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: d117e100-c3ad-4177-a329-d7f97bb413a9

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $368,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of December, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Abigail Woodard Badali, 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 December 17th, 2024.

Date

A Badali

Affiant Signature

12/17/24

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of December, 2024.

Notary's Signature

My Commission Expires: 11-8-2027

Date

Notary's Seal (if on paper)

BRITTNEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2027