This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-5147-KP

Karen Johnson Davidson County
Batch# 1232997 DEEDWARR
02/03/2025 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250203-0008019

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant
Subscribed and sworn to before me, this the 29th day of January, 2025.

Notary Public
My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Omaran Lee 225 Graves Road Goodlettsville, TN 37075	New Owner	018 16 0 205.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Lori Kutner Miller, Trustee of Miller Family Revocable Trust dated October 17, 2018 (individually and/or collectively, "Grantor"), transfer and convey unto Omaran D. Lee and Heather Lee as Trustees of The Joint Revocable Trust of Omaran & Heather Lee dated 11/10/2022 (individually and/or collectively, "Grantee"), 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. 2 on the Plan of Resubdivision of Lot 5, Wilhoite Young Commercial Subdivision, of record in Book 6050, Page 142, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lori Kutner Miller as Trustee of the Miller Family Revocable Trust dated 10/17/2018, from Cascade Investments, Inc., by Warranty Deed dated November 27, 2019 and recorded December 4, 2019 in Instrument No. 20191204-0124898, said Register's Office.

This is improved property located at: **225 Graves Road, Goodlettsville, TN 37072**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2025.

GRANTOR:

Miller Family Revocable Trust dated October 17, 2018

By: _____ Trustee
Lori Kutner Miller, Trustee

STATE OF GEORGIA
COUNTY OF Gwinnett

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lori Kutner Miller, Trustee of Miller Family Revocable Trust dated October 17, 2018, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of January, 2025.

_____
Notary Public
My Commission expires: 02/06/27

DAPHNE TREVATHAN NOTARY PUBLIC DeKALB COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 6, 2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 27, 25 (date of document).

Jennifer Pennell

Feb 3, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 3, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

