Karen Johnson Davidson County
Batch# 1244367 DEEDWARR
03/07/2025 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20250307-0017439

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $470,000.00 (Four Hundred Seventy Thousand).

Traci Dawn Miller
AFFIANT

Subscribed to and sworn before me this 7th day of March 2025.

Robert L Scruggs
NOTARY PUBLIC MY COMMISSION EXPIRES: 11-8-2028

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) COUNTY OF DAVIDSON My Commission Expires NOV 8, 2028

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Traci Dawn Miller 2921 Cherrybark Court Hermitage, TN 37076	ServisFirst Bank 2500 Woodcrest Place Birmingham, AL 35209	109040A06700CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KERRI B. SHINGLETON, AN UNMARRIED WOMAN AND TYLER SHINGLETON, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TRACI DAWN MILLER, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of First Revision Final Plat Cluster Lot Subdivision Towering Oaks Phase Two of record in Plat at Instrument No. 20120927-0088095, 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 Kerri B. Shingleton and spouse, Tyler Shingleton by deed from Opendoor Property Trust 1, a Delaware statutory trust, Inc., a corporation, of record in Instrument No. 20210609-0077845, dated June 7, 2021 and recorded June 9, 2021, Register's Office for Davidson County, Tennessee. Kerri B. Shingleton and Tyler Shingleton having since divorced as shown in Docket No. 24D-1440, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **2921 CHERRYBARK COURT** **HERMITAGE, TN 37076**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2025027360

WITNESS, this 7th day of March 2025

Kerri B. Shingleton

Tyler Shingleton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of March 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kerri B. Shingleton and Tyler Shingleton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 7th day of March 2025.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

LTSR Number:

GTE File: 2025027360

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 7th day of March 2025
.

Robert L. Scruggs 3/7/2025
Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 7th day of March, 2025

Melody M. Jenkins
Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025