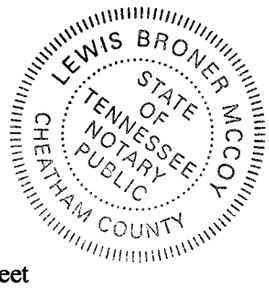
Karen Johnson Davidson County
Batch# 1252710 DEEDWARR
03/27/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20250327-0023173



STATE OF _____ }
COUNTY OF _____ }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF March 2025.

NOTARY PUBLIC
My Commission expires: _____

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 25030009

Address of New Owner
Logan Santerelli
435 Kirby Hill Road
Ashland City, TN 37015

Send Tax Bills To:
Same

Tax Information:
046-00-0-095.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jamie Miller, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Logan Santerelli,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 14th Civil District of Davidson County, Tennessee, being Tract No. 18 of the Dawson Property, and more particularly described as follows:

Beginning at an iron pin, Philip D. Campbell's northeast corner, as described in a deed of record in Book 6179, Page 725, Register's Office for Davidson County, Tennessee; thence with Campbell's north line, North 80 degrees 25 minutes 59 seconds West 668.89 feet to a point in the centerline of a 50 foot ingress and egress easement, passing through an I.P. and M.F.P. offset at 29.74 feet; thence with the centerline of said easement, North 42 degrees 21 minutes 22 seconds East 42.44 feet; North 54 degrees 38 minutes 13 seconds East 236.62 feet; North 65 degrees 33 minutes 50 seconds East 660.07 feet; North 65 degrees 33 minutes 50 seconds East 80 feet; North 53 degrees 03 minutes 11 seconds East 332.25 feet; North 55 degrees 43 minutes 42 seconds East 103.73 feet; North 82 degrees 38 minutes 19 seconds East 138.20 feet; South 75 degrees 40 minutes 23 seconds East 134.02 feet; South 52 degrees 06 minutes 57 seconds East 103.27 feet; South 28 degrees 00 minutes 06 seconds East 129.83 feet; and South 12 degrees 59 minutes 40 seconds East 89.97 feet to a point in the east line of the tract herein described; thence South 1 degree 49 minutes 19 seconds West 115 feet to an iron pin; thence South 66 degrees 12 minutes 16 seconds West 1027.44 feet to the beginning, containing 14.554 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

Being the same property conveyed to Jamie Miller, unmarried, by Installment Deed from Homer J. Tidwell, Jr. and wife, Barbara Miller, dated 04/19/1997 and recorded on 05/19/1998 at Book 10937, Page 141, Register's Office for Davidson County, Tennessee. Said Installment Deed having been released in Instrument No. 20041020-0126228, RODCT.

This is property generally located:
0 Little Marrowbone Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Right-of-Way Easement of record in Book 7465, Page 568, and Book 8681, Page 819, Register's Office for Davidson County, Tennessee.
3. Grant of Overhead Easement of record in Instrument No. 20010125-0007484, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Vickie Miller joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title and interest that she may have in the above-described property as a result of being the spouse of **Jamie Miller**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Jamie Miller** have caused this instrument to be executed, this the 27th day of March, 2025.

Jamie Miller
Jamie Miller

Vickie Miller
Vickie Miller

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jamie Miller and Vickie Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 27th day of March, 2025.

My Commission expires: 7/25/26

LEWIS BRONER MOON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 3/27/25 (date of document).

L. Broner McCoy
Date: 3/27/25

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 27th day of March, 2025.

NOTARY PUBLIC
My Commission expires: 2.10.29

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY