Karen Johnson Davidson County
Batch# 1289039 DEEDWARR
06/24/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,282.68
20250624-0049348

STATE OF Tennessee
COUNTY OF ~~Sumner~~ Hamilton (CB)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $616,941.57

Diane Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20th~~ 18th day of June, 2025.

Cassandra Buer
Notary Public Cassandra Buer
MY COMMISSION EXPIRES: 3/19/2029
File No. 25-23218

CASSANDRA BUER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
My Comm. Expires March 19, 2029

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jimmy L. Corbitt and Lyndal E. Corbitt (NAME)	New Owner (NAME)	~~128-09-0-013~~ 128-09-0-013
7612 Indian Springs (STREET ADDRESS)	7612 Indian Springs Dr (STREET ADDRESS)	
Nashville TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Diane Miller, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy L. Corbitt and Lyndal E. Corbitt,** HEREINAFTER CALLED THE GRANTEES, 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. 20 on the Plat of B.V. 1776 Estates of record in Plat Book 5050, Page 76, as amended in Book 5276, Page 868, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Diane Miller, an unmarried woman by Deed dated April 19, 2022 from Chelsea Sanchez, married, as sole heir at law of Julie Ann Wood, and as Administratrix of The Estate of Julie Ann Wood, recorded April 27, 2022, in Instrument Number 20220427-0048854, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7612 Indian Springs Drive, Nashville, TN 37221.

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. 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.

Witness my/our hand(s) this 20th (CB) 18th day of June, 2025.

Diane Miller

STATE OF Tennessee
COUNTY OF Hamilton

On this 20th (CB) 18th day of June, 2025, before me personally appeared Diane 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 20th (CB) 18th day of June, 2025.

Notary Signature Cassandra Buer
My commission expires: 3/19/2029

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CASSANDRA BUER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
My Comm. Expires March 19, 2029

Tennessee Certification of Electronic Document

I, George Mudter, 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 June 18, 2025 (date of document).

Affiant Signature

6-23-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029

202506240049348