This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1297116 DEEDWARR
07/14/2025 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250714-0055189

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $350,000.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 14 Day of July 2025

Notary Public
My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Amanda Rae Miller
233 Jacksonian Dr.
Hermitage, TN 37076

SEND TAX BILLS TO:
Amanda Rae Miller
233 Jacksonian Dr.
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 07513005000

WARRANTY DEED
25NT00752

Effective the 2ND Day of July, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Shawn High NKA Shawn Mees, a married woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Amanda Rae Miller, Unmarried Woman and Jeffrey Barney, Unmarried Man, as Tenants in Common with Rights of Survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 253, on the Map of Hermitage Hills, Section Two, (Revised), as shown on plat of record in Plat Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 253 fronts 80.0 feet on the Northeasterly margin of Jacksonian Drive, running back between lines measuring 144.7 feet on the Southeasterly line and 142.9 feet on the Northwesterly line to a dead line, on which it measures 80.1 feet.

Being the same property conveyed to Shawn High, a single woman from Arthur Ray Raines and Celeste Voris Raines, husband and wife, by Warranty Deed dated 06/03/2020 and recorded 06/16/2020 in Instrument No. 20200616-0062221, Register's Office of said County.

This is an improved property commonly known as: 233 Jacksonian Dr, 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 2nd day of July, 2025

x _____ nka _____
Shawn High NKA Shawn Mees

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shawn High NKA Shawn Mees**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

_____
Notary Public

My Commission expires: 12 / 27 / 2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

_____
Jacob Joseph Mees

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jacob Joseph Mees**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

_____
Notary Public

My Commission expires: 12 / 27 / 2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Jacob Joseph Mees is joining conveyance for purposes of transferring marital rights.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 7/2/25 (date of document).

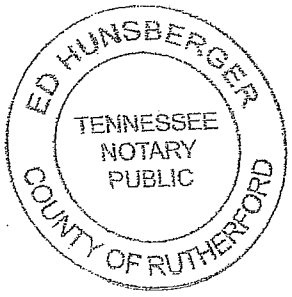
Affiant Signature

7/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of July, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26