THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-29108	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 598,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2020. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 482945 DEEDWARR
09/24/2020 03:21:31 PM 2 pgs
Fees: $13.00 Taxes: $2,212.60

20200924-0110182

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Wilkins Ivey	Studio Bank	
510 Brighton Place	124 12th Ave. S. Suite 400	104 13 0E 006.00
Nashville, TN 37205	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Anne Drue Anderson, Executrix of The Estate of Jane Elizabeth Gabe Miller**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christy Wilkins Ivey**

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 510 of Brighton Place Condominiums located on the westerly part of Lot No.3 of Brighton Place, of record in Book 6250, Page 144, Register's Office for Davidson County, Tennessee, under the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Brighton Place Condominiums, of record in Book 6569, Page 529, Register's Office for Davidson county, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to John F. Miller and Wife Jane E. Miller by Warranty deed from Kathleen C. Guion and Husband, Harvey M. Guion of record in Instrument No. 20060626-0076099 Register's Office for Davidson County, Tennessee, dated June 21, 2006 and recorded on June 26, 2006.

Jane E. Miller died June 25, 2020 having been predeceased by her husband John F. Miller. Her will probated at Docket No. 20P1146. Anne Drue Anderson as Executrix of the Estate of Jane Elizabeth Gabe Miller is granted authority under the Last Will and Testament of Jane Elizabeth Gabe Miller to administer the subject real property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ____IMPROVED property known as **510 Brighton Place, Nashville, TN 37205.**

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. 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 _____ hand( ) this the 22 day of September, 2020.

The Estate of Jane Elizabeth Gabe Miller

Anne Drue Anderson, Executrix

STATE OF New Mexico
COUNTY OF Santa Fe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne Drue Anderson, Executrix,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of September, 2020.

My Commission expires: 11/20/2021

Notary Public

OFFICIAL SEAL
MARIAH WATKINS
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 11/20/2021