Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1230

Karen Johnson Davidson County
Batch# 647213 DEEDWARR
06/01/2021 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20210601-0073284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah Miller, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Breckenridge Investments TN, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's 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. 82 on the Plan of Resubdivision of Lots Lot 81 and 82, Woodmont Estates of record in Plat Book 8250, Page 114, 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 William N. Miller by Warranty deed from James R. Groseclose and William E. Lewis of record in Book 9120, page 351, Register's Office for Davidson County, Tennessee, dated October 15, 1993 and recorded on October 20, 1993. The said William N. Miller having since died December 3, 2012 (*See Docket # 13P508 in the Seventh Circuit Court for Davidson County, Tennessee - Probate Division*)

Being the same property conveyed to Deborah Miller by Executor's deed from Deborah Miller, as executor of the last will and testament of William Norman Miller of record in Instrument No. 20140813-0073104 Register's Office for Davidson County, Tennessee, dated August 11, 2014 and recorded on August 13, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2814 Kenway Road, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Breckenridge Investments TN, LLC
2814 Kenway Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
New Owner
618 Hamilton Ave
Nashville TN 37203

TAX MAP-PARCEL #:
117-13-0-068.00

WITNESS THE EXECUTION HEREOF this 27th day of May, 2021.

Deborah Miller by Elaine Bryan as Attorney-in-Fact
Deborah Miller by Elaine Bryan, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 27th May, 2021, before me personally appeared Elaine Bryan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah Miller, acknowledged that such person executed the same as the free act and deed of Deborah Miller.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,100,000.00.**

Kristen Vorderer
Affiant

Sworn and subscribed before me on this the 27th day of May, 2021.

Notary Public

My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

