WARRANTY DEED

Karen Johnson Davidson County
Batch# 705503 **DEEDWARR**
08/26/2021 01:40:10 PM 2 pgs
Fees: $13.00 Taxes: $1,176.60

20210826-0115505

W-RMX-21-6666-707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
United Veterans Construction Inc	New Owner	
(NAME) **6666 Brookmont Terrace #707**	(NAME)	**129-14-0A-072.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTI MARIE SPAIN EXECUTRIX OF THE ESTATE OF JOHN MAURICE MILLER, SR A/K/A JACK M MILLER MD AND TRUSTEE OF THE MILLER FAMILY TESTAMENTARY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UNITED VETERANS CONSTRUCTION INC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 707 on the Plan of Wessex Towers Condominiums, according to the Master Deed of record in Plat Book 5414, Page 634, amended in Book 5599, Page 39, Book 5792, Page 982 and further amended in Book 6478, Page 742, in the Register's Office for Davidson County, Tennessee, and the Plan of record in Book 5200, Pages 142 and 143, 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 Anne Riley Miller and Jack M. Miller, M.D, wife and husband, by Warranty deed from Maurice Karr, Trustee of the Maurice Karr Revocable Trust Agreement dated May 23, 2000 of record in Instrument No. 20021118-0142925 Register's Office for Davidson County, Tennessee, dated November 15, 2002 and recorded on November 18, 2002.

Anne Riley Miller having since died on September 18, 2019, and subject property having vested in Jack M. Miller M.D. as surviving tenant by the entirety. Subsequently, Jack M. Miller M.D., also known as Jack Maurice Miller, John Maurice Miller, Sr., and John M. Miller, died testate on February 18, 2021, Pursuant to the Last Will and Testament of John Maurice Miller, Sr. a/k/a Jack Miller, M.D., entered Docket No. 21P1009, Circuit Court, Davidson County, Tennessee, Probate Division, Letters Testamentary were issued to Christi Marie Spain, Executrix. Said Will also appoints Christi Marie Spain, Trustee of the Miller Family Testamentary Trust.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 5200, Page(s) 142 and 143, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wessex Towers Condominium of record in Book 5414, Page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777, Instrument No. 20080624-0065008 and Appointment of Successor Trustee recorded in Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee.

- Charter for HOA in Book 5412, page 451, Register's Office for Davidson County, Tennessee.
- Lease between Chasetel Real Estate Holding Company Inc. and Wessex Towers Homeowners Assn. in Instrument No. 20000525-0052237, Register's Office for Davidson County, Tennessee.
- Memorandum of Building and Rooftop Lease Agreement of record in Instrument Number 20151006-0101536, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20011127-0129399, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171127-0120861, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6666 Brookmont Terrace #707, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 24 DAY OF AUGUST, 2021.

The Estate of John Maurice Miller, Sr a/k/a Jack M Miller MD

BY: Christi Marie Spain
Christi Marie Spain
Executrix

Miller Family Testamentary Trust

BY: Christi Marie Spain
Christi Marie Spain
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTI MARIE SPAIN, EXECUTRIX of the THE ESTATE OF JOHN MAURICE MILLER, SR A/K/A JACK M MILLER MD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTI MARIE SPAIN,TRUSTEE of the THE MILLER FAMILY TESTAMENTARY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212