THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937559

Karen Johnson Davidson County
Batch# 753997 **DEEDWARR**
11/12/2021 01:29:29 PM 2 pgs
Fees: $13.00 Taxes: $12,580.00

20211112-0150963

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,400,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of November, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicolai Martin Wiest and Vanessa Moriel Munoz 4000 Hillsboro Pk, Unit 1001 Nashville, TN 37215	New Owner	Tax Parcel ID No. 117-09-0C-059.00 CO 117-09-0C-050.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew W. Miller, Jr. and Tracy L. Miller, Co-Trustees of the Woodfin Miller 2017 Trust Agreement** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicolai Martin Wiest and Vanessa Moriel Munoz**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 59, as shown on the map entitled the plan of Burlington Subdivision, a Planned Unit Development, of record in Plat Book 5200, pages 403, 404, 405 and 406 and amended in Plat Book 5800, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Land in Davidson County, Tennessee, being Lot(s) 50 , as shown on the map entitled the plan of Burlington Subdivision, a Planned Unit Development, of record in Plat Book 5200, pages 403, 404, 405 and 406 and amended in Plat Book 5800, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANDREW W. MILLER, A SINGLE PERSON, by deed from JOHN C. JONES AND WIFE, JUDITH MOORE JONES, of record in Book 7881, page 959 , dated July 5, 1989 , said Register's Office. Being further conveyed to WOODFIN MILLER 2017 TRUST, by quitclaim deed from ANDREW W. MILLER, of record in Instrument No. 20170515-0048105, dated May 15, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 117-09-0C-059.00 CO and 117-09-0C-050.00 CO.

Matters shown on the Plan of record in Plat Book 5200, pages 403 thru 406 and amended in Plat Book 5800, page 185, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5863, page 796, as amended in Book 6046, page 134, said Register's Office.

Sewer Easement of record in Book 3401, page 545, and Book 3947, page 20, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4007, page 196, and Book 6929, page 646, said Register's Office.

Water Main Easement of record in Book 4049, page 497, said Register's Office.

This is improved property located at 210 & 214 Burlington Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of November, 2021.

Woodfin Miller 2017 Trust Agreement

Andrew W. Miller Co-Trustee

By: Andrew W. Miller, Jr., Co-Trustee

By: Tracy L. Miller, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew W. Miller, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Co-Trustee of the Woodfin Miller 2017 Trust Agreement, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of November, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy L. Miller with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Co-Trustee of the Woodfin Miller 2017 Trust Agreement, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of November, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022