Karen Johnson Davidson County
Batch# 826745 DEEDWARR
03/23/2022 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20220323-0033263

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00.

Pamela Akers Karl Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 4/24/23

(AFFIX SEAL)

MST 2022-0152 (Seller)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings, LLC	Same	105-14-0-023.00
(NAME)	(NAME)	
832 Glen Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(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, WE, **Mark S. Miller and Pamela Akers Karl Miller, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings, LLC,** 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:

The following tract of land in Davidson County, Tennessee described as follows:

Being a part of Lot No. 72 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, page 95, Register's Office for said County, and more particularly described as follows:

Beginning on the northerly margin of Glenn Avenue at the corner of Lots Nos. 72 and 73; thence running northwardly with the line between said two lots 200 feet to the southerly margin of an alley, eastwardly 10 feet; thence southwardly to a point in the northerly margin of Glenn Avenue 50 feet east of the corner of said Lots Nos. 72 and 73; thence westwardly 60 feet to the point of beginning.

And described by new survey conducted by Patrick S Coode, TN RLS #855 on 02/21/2022 as follows:

BEING A PART OF LOT NO. 72 ON THE WAVERLY LAND COMPANY'S PLAN OF LOTS CALLED WAVERLY PLACE, AS OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF GLENN AVENUE AT THE CORNER OF LOT NOS. 72 AND 73; THENCE N 25°47'17" E, 200.0' TO THE SOUTHERLY MARGIN OF AND ALLEY; THENCE S 64°17'19" E, 10.0' TO A POINT; THENCE S 11°37'57" W, 204.34' TO A POINT; THENCE N 66°00'35" W, 60.0' TO THE POINT OF BEGINNING. CONTAINING, 0.16 ACRES, MORE OR LESS.

Being property conveyed to Mark S. Miller by Warranty deed from Thomas Humphreys and wife, Angela Humphreys of record in Instrument No. 20060502-0050719 Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 02, 2006. AND
Being property conveyed to Mark S. Miller and Pamela Akers Karl Miller, husband and wife by Quitclaim deed from Mark S. Miller, married of record in Instrument No. 20161012-0107919 Register's Office for Davidson County, Tennessee, dated October 12, 2016 and recorded on October 12, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.

This property, known as 832 Glen Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 7th DAY OF March, 2022.

Mark S. Miller

Pamela Akers Karl Miller

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mark S. Miller and Pamela Akers Karl Miller, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of March, 2022.

Notary Public

My commission expires: 4/24/2023

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, Nick Harris, 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 3/7/2022.

Date

Affiant Signature

3/7/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of March, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY