THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 839752 DEEDWARR
04/14/2022 10:33:27 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20220414-0043356

STATE OF Tennessee)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is: $510,000.00

Affiant

Subscribed and sworn to before me, this 12 day of April 2022.

Notary Public
My Commission Expires: 7/1/[illegible]

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Denise and Phillip Andrews 1510 Demonbreun St Unit 1002 Nashville TN 37203	New Owner	Tax Parcel ID No. 093-09-0A-062.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL MILLER, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DENISE ANDREWS AND PHILLIP ANDREWS, WIFE AND HUSBAND** (collectively, "Grantee"), Grantee's 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 Unit No. 1002, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Michael Miller, unmarried by Warranty deed from William David Bartholomew, Jr., and Mary Eliza Bartholomew, husband and wife of record in Instrument No. 20180504-0043095 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 04, 2018.

This is improved property commonly known as: **1510 Demonbreun St Unit 1002, Nashville TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 12th day of April, 2022.

MICHAEL MILLER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL MILLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of April, 2022.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____