Warranty Deed

Karen Johnson Davidson County Batch# 874943 DEEDWARR 06/21/2022 02:17:30 PM 3 pgs Fees: $18.00 Taxes: $6,752.50 20220621-0070512	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,825,000.00. Affiant Subscribed and sworn to before me, this the 26th day of May, 2022. Notary Public My commission expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffery S. Miller Julie E. Miller	New Owner(s)	133-15-0-101.00
322 Greenway Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ARCHER ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFERY S. MILLER AND JULIE E. MILLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land being located in Davidson County, Tennessee, being known as the JWC Family LLC property, being Lots 14 & 16 on the Plan of Travis Park as of record in Book 3700, Page 61, as amended in Book 4400, Page 127 in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument found at the northeast corner of the Advanced Turf Solutions, Inc Property, Lot 6R of the Advanced Turf Solutions Consolidation Plat as shown in Plat 20190205-0010793 and as described in sale instrument DB-20190530 0051309 in the Register' s Office for Davidson County, Tennessee, the same point being located on the West right-of-way line of Travis Drive, having a right-of-way width of 60 feet, this point also being the southeast corner of the property being herein described; thence, leaving said point, with and along the North property line of the aforementioned Lot 6R, South 41 degrees 47 minutes 51 seconds West, 192.59 feet to a concrete monument found on the East right-of-way line of a 25 foot wide alley numbered 1933, said point being the southwest corner of the property being herein described; thence, leaving said point, with and along the East right-of-way line of Alley No. 1933, North 33 degrees 23 minutes 28 seconds West, 154.07 feet to a railroad spike found at the southwest corner of the Scales Nutrition & Wellness, PLLC property, Lots 17 & 18 of the aforementioned Advance Turf Solutions Consolidation Plat, the same point being the northwest corner of the property being herein described; thence, leaving said point North 41 degrees 22 minutes 28 seconds East, 151.04 feet to a railroad spike found on the West right-of-way line of Travis Drive; thence, with and along the West right-of-way line of Travis Drive, in a curve to the left, having a radius of 861.79 feet, an arc length of 7.98 feet and being subtended with a chord direction of South 48 degrees 48 minutes 09 seconds East, 7.98 feet to a railroad spike found; thence, South 19 degrees 04 minutes 04 seconds East, 134.62 feet to a railroad spike found; thence, in a curve to the right, having a radius of 478.08 feet, an arc length of 7.48 feet and being subtended by a chord direction of South 48 degrees 37 minutes 10 seconds East, 7.48 feet to the POINT OF BEGINNING.

Said Property herein described as shown on an ALTA survey as prepared by Clint Elliott Survey, stamped and dated 10/12/2020 by Clint T. Elliott, Professional Land Surveyor License #2347, contains 25,679+/- square feet or 0.59 Acres.

Being the same property conveyed to Archer Enterprises, LLC, a Tennessee limited liability company by Special Warranty deed from 4013 Travis Drive LLC, a Tennessee limited liability company of record in Instrument No. 20201117-0135251 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 17, 2020.

Being the same property conveyed to Archer Enterprises, LLC, a Tennessee limited liability company by Quitclaim deed from 4013 Travis Drive LLC, a Tennessee limited liability company of record in Instrument No. 20201117-0135252 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 17, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4013 Travis Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of May, 2022.

Archer Enterprises, LLC, a Tennessee Limited Liability Company

By: _____
Mark Block, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Block, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Archer Enterprises, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of May, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 5-26-22 (date of document).

Date: 6-10-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 10th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON