DOCUMENT PREPARED BY:
Kellie M. T. Chrisman, Esq.
Taylor Chrisman Law
4750 J Street, #191256
Sacramento, CA 95819

AFTER RECORDING MAIL TO & MAIL TAX STATEMENTS TO:
Dave Miller and Molly Miller
474 Sunliner Drive
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 904116 DEEDWARR
08/16/2022 12:05:28 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220816-0092780

Space above line for Recorder's Use

Tax Map/Parcel No.: 090-15-0-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00) "Revocable Trust", cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, DAVID MILLER and MOLLY MILLER, Trustees of the MILLER FAMILY TRUST, dated September 8, 2021, of 474 Sunliner Drive, Nashville, Tennessee, herein the Grantors, do hereby sell, transfer and convey unto, DAVID MILLER and MOLLY MILLER, husband and wife, of 474 Sunliner Drive, Nashville, Tennessee herein the Grantee, his heirs and assigns, the following described property, commonly known as 474 Sunliner Drive, Nashville, Tennessee, legally described as:

Being Lot No. 301 on the Plan of Charlotte Park, Section Ten, of record in Plat Book 2900, Page 78, Register's Office of Davidson County, Tennessee. To which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Miller and Molly Miller, Trustees of the Miller Family Trust, dated September 8, 2021, by warranty deed from David Miller and Molly Miller, husband and wife, dated September 9, 2021, filed of record October 22, 2021 in Instrument No. 20211022-0141837, said Register's Office.

Being the same property conveyed to David Miller and Molly Miller, husband and wife, by Warranty Deed from Jonathan S. Plisco (erroneously referred to as Johnathan S. Plisco in previous Warranty Deed) and Linda G. Plisco, husband and wife, dated 09/03/2019, filed of record 09/09/2019 in Instrument No. 20190909-0090647, said Register's Office.

Tax Map/Parcel ID is as follows: 090-15-0-044.00.

THIS CONVEYANCE MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD, the same unto the said GRANTEES, his heirs and assigns, forever in fee simple. The GRANTOR covenants that he is lawfully seized and possessed of said real estate, have full power and authority to sell and convey the same; that title thereto is clear, fee and unencumbered, except as hereinabove mentioned, and will forever warrant and defend against all lawful claims.

WITNESS my hand to be effective as of the 15 day of August, 2022.

David Miller Trustee

DAVID MILLER - as the trustee of the miller family tru
- MM

Molly Miller Trustee

MOLLY MILLER - as the trustee of the Miller Family Trust - MM

ACKNOWLEDGMENT

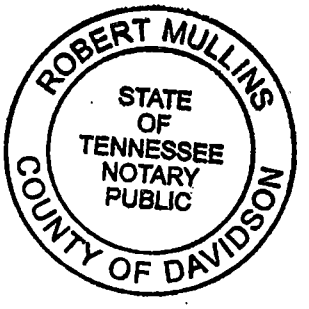
State of TN)
)
County of DAVIDSON

On this 15 day of August, 2022, before me personally appeared, DAVID MILLER and MOLLY MILLER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal

(Signature) Notary Public (Seal)

My Commission Expires: 3-7-23



OATH OF VALUE STATEMENT

State of TENNESEE)
County of DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $1.00.

Affiant: DAVID MILLER

Subscribed and sworn to before me on this the 15 day of August, 2022.

Notary Public

My Commission Expires: 3.7.23
(SEAL)

ROBERT MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON