This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-18685-TC

Karen Johnson Davidson County
Batch# 911291 DEEDWARR
09/01/2022 10:18:35 AM 2 pgs
Fees: $13.00 Taxes: $2,852.70
20220901-0098608

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $771,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2022.

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Miller and Megan Miller 921 Percy Warner Boulevard Nashville, TN 37205	NEW OWNER	129 15 0 021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Law's Rentals, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian Miller and Megan Miller, husband and wife** 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:

Lot No. 131 on the Plan of Section 1, Warner Park Valley, as of record in Plat Book 3600, Pages 12, 13, and 14, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Law's Rentals, LLC, a limited liability company, by Quitclaim Deed from Elizabeth Washburn, a married woman, of record in Instrument No. 20191009-0103286, in the Register's Office for Davidson County, Tennessee, dated September 11, 2019, and recorded on October 09, 2019.

Being the same property conveyed to Elizabeth Washburn, a married woman, by Warranty Deed from Scott Irwin, a married man, of record in Instrument No. 20181029-0107037, in the Register's Office for Davidson County, Tennessee, dated October 26, 2018, and recorded on October 29, 2018.

This is improved property located at: **921 Percy Warner Boulevard, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of August, 2022.

GRANTOR:

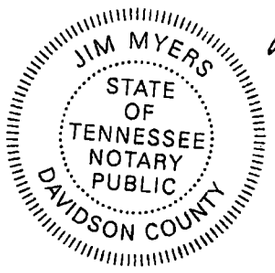
Law's Rentals, LLC, a Tennessee Limited Liability Company

By: Elizabeth Ann Washburn
Elizabeth Ann Washburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County, the within named Elizabeth Ann Washburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Sole Member of Law's Rentals, LLC, a Tennessee Limited Liability Company, and that she is authorized by Law's Rentals, LLC, to execute the instrument on its behalf.

WITNESS my hand and seal at office this 30th day of August, 2022.



Notary Public
My Commission expires: 11-6-2024