This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $652,000.00

Affiant

Subscribed and sworn before me this the 1st day of September, 2022.

Notary Public
My commission expires:

DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Samuel Petersen 517 Eastboro Drive #A Nashville, TN 37209	New owner	091-13-2F 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KELLIE P. MILLER, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SAMUEL PETERSEN, UNMARRIED AND BRUCE PETERSEN, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 517 Eastboro Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 517 Eastboro Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180601-0052405, corrected by Affidavit recorded in Instrument Number 20190514-0045080, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, as corrected by said Affidavit; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kellie P. Dowling, unmarried, by deed dated 06/07/2019, from Brian Chester Construction, LLC, of record in Instrument No. 20190610-0055599, Register's Office for said County. The said Kellie P Dowling having since married and is now known as Kellie P. Miller. The said Christopher Miller is joining in this conveyance to convey any and all marital interest he may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 517 Eastboro Drive #A, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 911929 **DEEDWARR**
09/02/2022 10:16:30 AM 2 pgs
Fees: $13.00 Taxes: $2,412.40

20220902-0099144

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my hand this the 1st day of September, 2022.

Kellie P. Miller

Christopher Miller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kellie P. Miller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2022.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY