Name and Address of New Owner:
Cory Miller
2028 Thompson Park Drive
Nashville, TN 37211

Send Tax Bills To:
Ameris Bank
1000 Corporate Centre Drive
Franklin, TN 37067

This Instrument Prepared By:
Easy Close, LLC
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: Property 1:
105-10-0-149.00

Karen Johnson Davidson County
Batch# 926221 DEEDWARR
10/06/2022 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20221006-0110114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jodi Kaye Miller and husband, Bradford Kent Miller**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cory Miller, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. Part of Lot No. 11 on the Plan of Douglas Place, of record in Plat Book 332, Page 130, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 11 fronts 53 feet, more or less, on the Easterly side of Elliott Avenue, formerly Kirkman Avenue, and extends back 224.0 feet on the Southerly line and 252 feet, more or less, on the Northerly line, around a slight curve, to an alley in the rear on which it measures 70 feet thereon.

Being the same property conveyed to Jodi K. Catalano, a single person, by Warranty Deed from Hardin Management and Investment, Inc., of record in Book 8892, page 29, Register's Office for Davidson County, Tennessee, dated March 19, 1993 and recorded on March 19, 1993.

Being the same property conveyed to Jodi Kaye Miller and husband, Bradford Kent Miller, by Quitclaim Deed from Jodi K. Catalano, Now Jodi Kaye Miller, of record in Book 11758, page 403, Register's Office for Davidson County, Tennessee, dated November 22, 1999 and recorded on November 29, 1999. entTHIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of October, 2022.

Bradford Kent Miller (SEAL)
Bradford Kent Miller

Jodi Kaye Miller (SEAL)
Jodi Kaye Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County of Davidson and State of Tennessee, the within named Bradford Kent Miller and Jodi Kaye Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of October, 2022.

Notary Public
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bradford Kent Miller
(Affiant)

Sworn to and subscribed before me this
5th day of October, 2022.

Notary Public
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

File No. EC-22-84

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-5-2022.

Affiant Signature

10·5·2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of October, 2022.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON