Karen Johnson Davidson County
Batch# 973301 DEEDWARR
02/22/2023 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230222-0012591

WARRANTY DEED

JONNA L. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/17/2023
(AFFIX SEAL)

LR-ROG-23-2803

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BMB Properties	Same as **New Owner**	
(NAME) **944 Main Street**	(NAME)	**083-15-0-066-00**
(ADDRESS) **Nashville, TN 37206-1549**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAFRONTE MILLER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BMB PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91, as shown on the map entitled Section One Addition One, Fortland Park, of record in Book 2854, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Larry J. Miller and wife, Angela Y. Miller, by deed from Robert L. Vaughn, of record in Book 7339, page 396, Register's Office for Davidson County, Tennessee. Larry J. Miller having since died leaving Angela Y. Miller aka Angela Yvette Minter Miller as surviving tenant by the entirety. Angela Y. Miller aka Angela Yvette Minter Miller having died intestate on or about February 10, 2016, leaving her daughter, Lafronte Miller, as her only heir-at-law. See also Affidavit of Heirship of record as Instrument No. 20220922-0105223, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record as Instrument No. 20230216-0011343, Register's Office for Davidson County, Tennessee, and Affidavit of Heirship of record as Instrument No. 20220922-0105224, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record as Instrument No. 20230216-0011342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 68, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2803 Paden Drive, Nashville, Tennessee 37206-1549.

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), their successors,heirs, and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 17 DAY OF FEBRUARY, 2023.

Lafronte Miller

Lafronte Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAFRONTE MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Wesley D. Turner, 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 February 21, 2023.

Affiant Signature

Date: 2/21/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of February, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

