WARRANTY DEED

Karen Johnson Davidson County
Batch# 993214 DEEDWARR
04/18/2023 02 59 53 PM 2 pgs
Fees $13 00 Taxes $1,665.00

20230418-0028551

MJ-P-23-320-1107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY Commission Expires 07-09-2024

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)
Jack Story Miller and Harlen Leroy Crossen	**NEW OWNER**	
(NAME)	(NAME)	**128-12-0A-057.00-CO**
902 Sunset Road West		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **THE GABE WILLIGER LIVING TRUST, U/A/D OCTOBER 13, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK STORY MILLER AND HARLEN LEROY CROSSEN, MARRIED TO EACH OTHER,** 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·

A certain condominium located in Davidson County, Tennessee, being Unit No 57, Building 11 of Eagle Ridge at the Reserve Section 11, Phase 1A, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing Eagle Ridge at the Reserve Section 11, Phase 1A of record in Instrument Number 20011011-0110875, amended in Instrument Number 20020524-0063777, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit A to said Master Deed

Being the same property conveyed to Gabe Williger, Trustee of The Gabe Williger Living Trust, u/a/d October 13, 2009 by Warranty deed from Bryan W Sturtevant, and wife Allison Sturtevant of record in Instrument No 20150826-0086395 Register's Office for Davidson County, Tennessee, dated August 25, 2015 and recorded on August 26, 2015

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 896 through 898, inclusive, Instrument No 20030106-0001894, Instrument No 20041019-0125465 and Instrument No 20010201-0009806, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011011-0110875 and supplemented in Instrument No 20020524-0063777, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010116-0004521, as corrected in Instrument No 20051129-0143344, Register's Office for Davidson County, Tennessee
- Charter of East Ridge at the Reserve Homeowners' Association, Inc of record in Instrument Number 20010112-0003836 and Instrument No 20010112-0003839, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20001103-0109348, in the Register's Office for Davidson County, Tennessee
- Drainage Easement of record in Book 7861, Page 559 and Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee
- Option Agreement of record in Book 5074, Page 856, Conditional Partial Release of Option recorded in Instrument No 20000831-0086324, in the Register's Office for Davidson County, Tennessee
- Option Agreement of record in Book 9600, Page 924, in the Register's Office for Davidson County, Tennessee
- Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee
- Grant of Easements of record in Instrument Number 20140924-0087653 and Instrument No 20180611-0055669, in the Register's Office for Davidson County, Tennessee
- Utility Easement granted to Harpeth Valley Utility District of record in Instrument Number 20050721-0084650 and more fully described in Instrument No 20040729-0090682, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **320 Old Hickory Blvd #1107, Nashville, Tennessee 37221**

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 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 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 14th DAY OF APRIL, 2023

The Gabe Williger Living Trust, u/a/d October 13, 2009

BY _____
Gabor Williger
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GABOR WILLIGER, TRUSTEE of THE GABE WILLIGER LIVING TRUST, U/A/D OCTOBER 13, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 14th of April, 2023.

_____
Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

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