Karen Johnson Davidson County
Batch# 994105 DEEDWARR
04/19/2023 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20230419-0028823

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 103080B50800CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Edwin B. Peel, Jr.
2519 Fairfax Ave.
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **DAVID MILLER, MARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **EDWIN B. PEEL, JR.,** married "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 508, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase II , a horizontal property regime established by Master Deed of record in Book 7400, page 130, Register's Office for Davidson County, Tennessee , said Unit being depicted on the plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to DAVID MILLER,A MARRIED MAN AS HIS SOLEAND SEPARATE PROPERTY, by deed from MUSIC CITYFINANCIAL LLC, ATEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20230126-0005908 , dated January 24, 2023 , said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 508 Sloan Road, Nashville, TN, 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

---------- [Space Below This Line For Recording Data] ----------

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 18th day of April, 2023

David Miller

David Miller

SHANNON C. SYLVESTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY ~~OF RUTHERFORD~~ Maury)

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

WITNESS MY HAND AND OFFICIAL SEAL at office this the 18 day of April, 2023

NOTARY PUBLIC

My Commission Expires: 8/3/26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19 day of April, 2023

NOTARY PUBLIC

My Commission Expires: _____

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-16-2025 RUTHERFORD COUNTY

---------- [Space Below This Line For Recording Data] ----------

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 4.18.23 (date of document).

Affiant Signature

4.19.23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-2026

NOTARY'S SEAL

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY