Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230444209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $885,000 00

M. Alexis Brannan
Affiant

Subscribed and sworn to before me, this 1st day of May, 2023

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires. My Commission Expires Sep 21, 2026

Karen Johnson Davidson County
Batch# 998445 DEEDWARR
05/02/2023 10.16 14 AM 2 pgs
Fees $13 00 Taxes $3,274 50
20230502-0032337

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Riley Bryant and Sarah Bryant 2503 Belmont Blvd. Nashville, TN 37212	New Owner	Tax Parcel ID No. 146-08-0-167.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica S. Miller and Samuel H. Miller, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Riley Bryant and Sarah Bryant, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 428 on the Plan of Crieve Hall Estates, Section Six of record in Plat Book 2331, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica S. Miller and Samuel H. Miller, wife and husband by Warranty deed from David W. Evans and Anne Evans Jay devisees under the Last Will and Testament of Cora Jenkins Evans of record in Instrument No. 20140922-0086919 Register's Office for Davidson County, Tennessee, dated September 18, 2014 and recorded on September 22, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2332, Page 92, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4904 Montclair Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 1st day of May, 2023.

Jessica S. Miller

Samuel H. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica S. Miller and Samuel H. Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2023.

Notary Public
My Commission Expires: _____

