THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1052956 DEEDWARRSP
09/22/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20230922-0074607

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jeffery S. Miller and Julie E. Miller 322 Greenway Avenue Nashville, TN 37205	Owner	051-06-0-030.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Dialysis Clinic, Inc., a Tennessee nonprofit corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffery S. Miller and wife, Julie E. Miller**, hereinafter called the Grantees, Grantees' heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot 10, as shown on the map entitled Oakland Acres, Section 6**, of record in Plat Book 2330, page 97, 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 Dialysis Clinic, Inc., a Tennessee Corporation, by Special Warranty Deed from James William Blevins, as Trustee of James V. Blevins Family Trust, of record on 06/08/1998, at Book 10967, page 715, Davidson County Register of Deeds. The undersigned Dialysis Clinic, Inc., a Tennessee nonprofit corporation is one and the same as Dialysis Clinic, Inc., a Tennessee corporation.

This property commonly known as 605 W Due West Avenue, Nashville, TN 37115.*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever by, through or under, Grantor only, but not further or otherwise. 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 the hand of the Grantor's authorized representative, this 21st day of September, 2023:

DIALYSIS CLINIC, INC., A TENNESSEE NONPROFIT CORPORATION

By: _____
Donovan Schultz, President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Donovan Schultz**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged such person to be the **President** of **DIALYSIS CLINIC, INC., A TENNESSEE NONPROFIT CORPORATION**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument on behalf of **DIALYSIS CLINIC, INC., A TENNESSEE NONPROFIT CORPORATION** for the purposes therein contained.

Witness my hand and official seal on this the 21 day of **September, 2023:**

Hannah Breedlove
NOTARY PUBLIC

My Commission Expires: 7/16/26

HANNAH BREEDLOVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,150,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21 DAY OF **September, 2023:**

Hannah Breedlove
Notary Public

My Commission Expires: 7/16/26

HANNAH BREEDLOVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 9/21/2023 (date of document).

Date: 9/22/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

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

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____