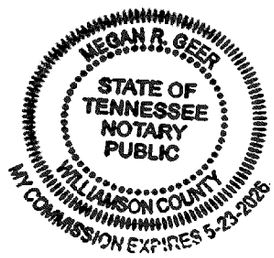
Karen Johnson Davidson County
Batch# 1063960 DEEDWARR
10/23/2023 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20231023-0082849

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED SIXTY THOUSAND AND 00/100 (260,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/23/2026

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Dowling Capital Investments, LLC (NAME)	**NEW OWNER** (NAME)	**071 07 0 031.00**
200 Queen Avenue Nashville, TN 37207 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of September, 2023, the undersigned, **MADELINE MILLER, AN UNMARRIED WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DOWLING CAPITAL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **200 QUEEN AVENUE, NASHVILLE, TN 37207** and more particularly described as follows:

> Land in Davidson County, Tennessee, being the Westerly 58 ½ feet of Lot No. 105 on the Map of J B Haynie's Oriental Subdivision, as of record in Plat Book 161, Pages 26 and 27, Register's Office for said County.
>
> Said part of Lot No. 105 fronts 58 ½ feet on the Southerly said of Queen Street, and runs back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to Madeline Miller, an unmarried woman, by Quitclaim Deed from Madeline Miller, an unmarried woman, and Christie English f/k/a Christie Miller, a married woman, of record in Instrument No. 20220622-0071266, in the Register's Office of Davidson County, Tennessee, dated June 08, 2022 and recorded on June 22, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 15th day of September, 2023.

GRANTOR: Madeline Miller

Madeline Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Madeline Miller**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of September, 2023.

Notary Public

My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 September 15, 2023.

Affiant Signature

9/15/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 15 day of September, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY