WARRANTY DEED

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

DM-CM-23-1257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000 00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2023

S Chapel Drummond
Notary Public

MY COMMISSION EXPIRES 11-3-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 1063992 **DEEDWARR**
10/23/2023 02 03 42 PM 3 pgs
Fees $18 00 Taxes $2,590.00

20231023-0082899

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Douglas L. Miller	Same as new owner	
(NAME)	(NAME)	**105-07-1B-111 00-CO**
110 Elm Crest Lane		
(ADDRESS)	(ADDRESS)	
Elon, NC 27244		
(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, **CHARLES MILLER, AND LANA MILLER, HUSBAND AND WIFE** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLAS L. MILLER, A MARRIED MAN,** 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

Land in Davidson County, Tennessee, being Unit 111, The Six10 Merritt Condominium, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20150924-0097122, amended in Instrument No 20160831-0091430, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property

Being the same property conveyed to Charles Miller, a single person by Warranty deed from Six 10 Merritt, LLC, A Tennessee limited liability company of record in Instrument No 20170308-0022728 Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 08, 2017 Having since married, Lana Miller, spouse of Charles Miller, hereby joins in this conveyance and does transfer and convey any and all marital interest he/she may have in and to the above-described tract or parcel of land

This conveyance is subject to
- Taxes for the year 2023, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 49 and Plat Book 57, page 76, 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 20150924-0097122 and amended in Instrument No 20160831-0091430 and Instrument No 20161118-0121688 and 20150807-0079087, Scrivener's Affidavit of record at Instrument No 20151005-0101050 and Instrument No 20160601-0054729, Register's Office for Davidson County, Tennessee
- By Laws of record in Instrument Number 20161118-0121689, in the Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20161270-0008017, in the Register's Office for Davidson County, Tennessee
- Easements within or pertaining to Alley 186 that have been retained by the Metropolitan Government of Nashville and Davidson County, as set out in the aforesaid Order No 77-786 amending the Official Street and Alley Acceptance and Maintenance Map
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151013-0104209, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument Number 20151030-0110799, in the Register's Office for Davidson County, Tennessee
- Assignment of Rights of record in Instrument Number 20170426-0041062, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20170717-0071454, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

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 19th DAY OF OCTOBER, 2023

Charles Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 19th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Witness my/our hand(s) this the 19th DAY OF OCTOBER, 2023

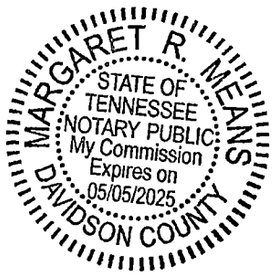
Lana Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANA MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 19th of October, 2023

Notary Public
My Commission Expires
(SEAL)



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