Karen Johnson Davidson County
Batch# 1078014 DEEDWARR
12/04/2023 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20231204-0093350

WARRANTY DEED

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

File #23-PA-7320-PARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 12-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nancy Miller and Lawrence A. Miller	**New Owner**	
7320 Dunaway Drive (NAME)	7320 Dunaway Drive (NAME)	**128 09 0 068.00**
Nashville TN 37221 (ADDRESS)	Nashville TN 37221 (ADDRESS)	
(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, **ELLIOT LEE FELD AND ALEXANDRA NICHOLE BREWER FELD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NANCY MILLER AND LAWRENCE A. MILLER, WIFE AND HUSBAND** 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:

(Tract I) Land in Davidson County, Tennessee, being Lot 6, Section One, Dunaway Woods, as shown on plat of record in Plat Book 5200, Page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

(Tract II) Property located East of Dunaway Drive and South of Indian Springs Drive, also being adjacent to Lot 6 as shown on Plan of Section One, Dunaway Woods, of record in Plat Book 5200, Page 132, said Register's Office and being more particularly described as follows:
Beginning at an existing iron pin in the Northeast corner of Lot 6; thence, along the North line of Lot 6, North 86 degrees 44' 50" West, 49.10 feet to an existing monument; thence, North 68 degrees 18' 23" East, 44.58 feet to a new iron pin; thence, South 21 degrees 31' 53" East, 20.71 feet to the point of beginning.

Being the same property conveyed to Elliot Lee Feld and Alexandra Nichole Brewer Feld, husband and wife, by Warranty Deed from Blake J. Cate Jr. and Hoa P. Cate, husband and wife, of record in Instrument No. 20220518-0057139, in the Register's Office of Davidson County, Tennessee, dated May 10, 2022 and recorded on May 18, 2022.

Being the same property conveyed to Blake J. Cate Jr. and Wife, Hoa P. Cate, by Warranty Deed from Larry D. Jones, Unmarried, of record in Instrument No. 20091021-0097329, in the Register's Office of Davidson County, Tennessee, dated October 16, 2009 and recorded on October 21, 2009.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Dunaway Woods, as recorded in Plat Book 5200, Page(s) 132.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5393, Page 651, as amended in Book 5484, Page 222.

*Easement recorded in Book 787, Page 25 and Book 3316, Page 483.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7320 Dunaway Drive, Nashville, TN 37221**.

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 1st day of December, 2023.

Elliot Lee Feld by Loy Carney, Attorney-In-Fact

Alexandra Nichole Brewer Feld by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Elliot Lee Feld as his Attorney-in-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Elliot Lee Feld.

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

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Alexandra Nichole Brewer Feld as her Attorney-in-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Alexandra Nichole Brewer.

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

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 12/1/2023 (date of document).

Affiant Signature

12/4/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024