398

WARRANTY DEED

Karen Johnson
Batch # 1084557
12/21/2023 09:01:26 AM
Fees: $13.00 Taxes: $2,127.50
20231221-0098386

Davidson County
DEEDWARR
2 pgs

G-SR-23-462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/16/24

(AFFIX SEAL)

LINDA HOLLAND WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Miller and Aften Ramin	CAPSTAR BANK	
(NAME)	(NAME)	
462 Lanier Drive	2002 Richard Jones Road, Ste A300	**052 02 0 006.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37215	
(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, **PECAN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN MILLER AND AFTEN MILLER, HUSBAND AND WIFE,** 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 Lot No. 6, Block "E" on the Plan of Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, in the Register's Office for said County.

Said Lot No. 6 fronts 100 feet on West side of Lanier Drive, as measured around a slight curve, and extends back 258.7 feet on the North Line and 366.2 feet on the South line to dead line in the rear on which it measures 193.7 feet.

Being the same property conveyed to Pecan Valley Properties, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Laura Jane Bradford, A Single Woman, of record in Instrument No. 20220701-0076841, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022 and recorded on July 01, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Map of Rainbow Terrace Subdivision, as recorded in Plat Book 1130, Page(s) 85.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1380, Page 88.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20190503-0041648 and Instrument No. 20190503-0041658.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **462 Lanier Drive, Madison, Tennessee 37115**.

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 DECEMBER, 2023.

Pecan Valley Properties, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of PECAN VALLEY PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

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

Stephanie Woodall
Notary Public
My Commission Expires: _____
(SEAL)

