Karen Johnson Davidson County
Batch# 1088393 DEEDWARR
01/04/2024 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20240104-0000926

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 4 day of January, 2024.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Skyline Development, LLC	New Owner	**11906010200**
PO BOX 111351		
Nashville, TN 37222		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 2811 Miller St Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Skyline Development, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of Lots Nos. 2, 3, 4, 5, and 6, The Map of William Coleman's Subdivision of a 2 1/2 acre tract, of record in Book 843, Page 32, Register's Office for Davidson County, Tennessee, which subdivision is likewise known as part of Lot No. 1, Ruben Whitsitt lands, of record in Minute Book J,Page 586, County Court Clerk's Office for Davidson County, Tennessee, and being more particularly described according to a copy of a survey thereof by Pete Meyer, Surveyor, dated May 18, 1946, as follows:

Beginning at a point in the East margin of Miller Street, formerly Whitsitt Avenue, 295 feet South of a railroad iron set in the East margin of said Street, at the North corner of Lot No. 9 on said Plan, thence South 88 Degrees 30' East 184.5 feet to a point in the terminus of a strip of land shown in the North line of Lot No. 6 on said Plan; thence South 40 degrees cast 57.8 feet to a point which is 14.2 feet West of the corner of Lot No. 6; thence South 76 Degrees 30' West 235.5 feet to an iron pin at the intersection of Joyner Avenue and Miller Street, North 1 Degree East 110 feet to the point of beginning.

Being the same property conveyed to Erin Dias, Trustee of The 2811 Miller St Trust by Warranty Deed from Joseph L Robinson, Jr., unmarried dated January 2, 2023, of record in Instrument No. 20240103-0000693, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2811 Miller St, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 1/2/24

The 2811 Miller St Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 2811 Miller St Trust and that she is authorized by The 2811 Miller St Trust to execute this instrument on its behalf.

Witness my hand, at office, this 2 day of January, 2024.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Jennifer Russell, 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 1/2/24.

Date

Jennifer Russell

Affiant Signature

1/2/24

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2 day of January, 2024.

Notary's Signature

My Commission Expires: 3/3/26

Notary's Seal (if on paper)

