WARRANTY DEED

Karen Johnson
Batch # 1148450
06/18/2024 11:58:24 AM
Fees: $13.00 Taxes: $943.50

Davidson County
DEEDWARR
2 pgs

20240618-0045822

Y-P-24-617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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)
Jeremiah Taitano	**Same as New Owner**	
(NAME)	(NAME)	**135-08-0A-617.00-CO**
617 Longhunter Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **JOHN MICHAEL MILLER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMIAH TAITANO, AN UNMARRIED 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 No. 617, on the Plan of Tract # 19 Site Plan, Nashboro Village Nineteen Condominiums, a Horizontal Property Regime, of record in Book 5200, Page 80, together with the Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Michael Miller, a single man by Warranty Deed from Jian Huang and Susie Lin, husband and wife of record in Instrument No. 20180705-0065255 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 05, 2018.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 85, and Plat Book 4860, Page 72, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 80, 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 Book 5333, Page 957, 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 Book 4827, Page 14, supplemented in Book 5469, Page 840 and in Book 7751, Page 907, Register's Office for Davidson County, Tennessee.
- Charter of Nashboro Village Nineteen Homeowner's Association of record in Book 5344, Page 959 and Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 4821, Page 107, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Nashboro Village Homeowner's Association of record in Book 8524, Page 546, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 4821, Page 105, Book 4821, Page 109, Book 4821, Page 111, Book 4915, Page 78 and Book 4915, Page 80, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20170717-0071705, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Nashboro Village Nineteen of record in Book 5333, Page 999, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Instrument Number 20001031-0108075, in the Register's Office for Davidson County, Tennessee.
- Easement to Colonial Pipeline of record in Book 3955, Page 180 and Book 4588, Page 473, in the Register's Office for Davidson County, Tennessee.
- Easment for EVA of record in Book 437, Page 14, in the Register's Office for Davidson County, Tennessee.

- Judgment on Declaration of Taking of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **617 Longhunter Court, Nashville, Tennessee 37217**.

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 17th DAY OF JUNE, 2024.

John Michael Miller

Brittany Miller

Brittany Miller, spouse of John Michael Miller, hereby joins in this conveyance and does transfer and convey any and all marital interest Brittany Miller may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN MICHAEL 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 17th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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