Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 120
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1162223 DEEDWARR
07/25/2024 10:57:59 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20240725-0056297

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Stone Oak Builders LLC	NEW OWNER	160 15 0A 021.00
(NAME)	(NAME)	
P.O. Box 1447	P.O. Box 1447	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024	Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ronald Eugene Miller Forty-five percent (45%), Vivian Miller Hardison Forty-five percent (45%), Katherine M. McGaha Five percent (5%), Barbara Senseney Five percent (5%), devisees of the last will and testament of Vadis U. Miller**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stone Oak Builders LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 21, Building No. 5 on the Plan of PHASE II, HEARTHSTONE MANOR, A PART OF HEARTHSTONE P.U.D., of record in Plat Book 6200, Page 642, and Revised in Plat Book 6250, Page 492, as amended in Book 6600, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cecil E. Miller and wife, Vadis U. Miller, by Warranty Deed from William T. Moon and wife, Ruby M. Moon, of record in Book 9040, Page 562, in the Register's Office of Davidson County, Tennessee, dated August 05, 1993 and recorded on August 09, 1993. The said Cecil E. Miller died on September 19, 2017 vesting the property in Vadis U. Miller, the surviving tenant by the entirety. Vadis U. Miller having died August 12, 2022 testate, devising subject property to Ronald Eugene Miller Forty-five percent (45%), Vivian Miller Hardison Forty-five percent (45%), Katherine M. McGaha Five percent (5%), and Barbara Senseney Five percent (5%) pursuant to her Last Will and Testament in Docket No. 22P1961 Probate Court for Davidson Couty, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE II, HEARTHSTONE MANOR, A PART OF HEARTHSTONE P.U.D., as recorded in Plat Book 6200, Page(s) 492 and Revised in Plat Book 6250, Page 492.
Declaration of Covenants, Conditions and Restrictions recorded in Book 6424, Page 839 as being amended in Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230 as rerecord in Book 7393, Page 749; Book 7398, Page 907; Book 7403, Page 563; Book 11404, Page 149 and Instrument No. 20060510-0054690; Bylaws Amended in Book 7403, Page 568 and Instrument No. 20080624-0064983.
Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 5409, Page 485.
Rules and Regulations record in Book 11749, Page 481, in Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 130 Hearthstone Manor Cir, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Effective the 24th day of July, 2024.

Ronald E Miller

Vivian Miller Hardison by Ronald E. Miller AS ATTORNEY IN FACT
Vivian Miller Hardison by Ronald E Miller, as attorney-in-fact

Katherine M. McGaha by Ronald E Miller AS ATTORNEY IN FACT
Katherine M. McGaha by Ronald E Miller, as attorney-in-fact

Barbara Senseney by Ronald E Miller AS ATTORNEY IN FACT
Barbara Senseney by Ronald E Miller, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, Ronald Eugene Miller aka Ronald E. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for VIVIAN MILLER HARDISON, KATHERINE M. MCGAHA, AND BARBARA SENSENEY and they are authorized by VIVIAN MILLER HARDISON, KATHERINE M. MCGAHA, AND BARBARA SENSENEY to execute this instrument on their behalf.

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
Printed Name: the undersigned
My Commission Expires: 6-27-26

RETURN TO: Phoenix Title Services, LLC: 121 1st Avenue South, Suite 200, Franklin, TN 37064