THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $374,900.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2024. Notary Public My Commission Expires: 4-13-25

Karen Johnson Davidson County
Batch# 1167360 DEEDWARR
08/12/2024 11:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13
20240812-0060405

CHERYL FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: Morgan Miller and Jennfier Miller 8804 Deacons Lane Nashville TN 37211	Send Tax Bills To: CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 173-09-0A-490.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine Olivia Ellenburg, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Morgan Miller, A Single Woman and Jennifer Miller , a married woman, as joint tenants with right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 424 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to KATHERINE OLIVIA ELLENBURG AND PHILLIP ELLENBURG, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from ADAM HERRINGTON AND WIFE, BRITTAN HERRINGTON, of record in Instrument No. 20180924-0094063, dated September 20, 2018, said Register's Office.

Being further conveyed to KATHERINE OLIVIA ELLENBURG by deed from PHILLIP ELLENBURG, of record in Instrument No. 20191031-0111859, datcd October 2, 2019, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 173-09-0A-490.00 CO.

Matters shown on the Plan of record as Instrument No. 20051028-0130418, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20020315-0032826 and amended as Instrument No. 20060321-0032383, said Register's Office.

Master Deed of record as Instrument No. 20020315-0032825 and amended as Instrument No. 20060321-0032382, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20041229-0154223, said Register's Office.

This is improved property located at 8804 Deacons Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2024.

Katherine Olivia Ellenburg by Phillip Walker Ellenburg, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Walker Ellenburg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Katherine Olivia Ellenburg and that he is authorized by Katherine Olivia Ellenburg to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of August, 2024.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

True Copy Certification

I, Yvette Meldrum, 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 August 1, 2024.

Signature
August 1, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 1, 2024

Notary's Signature
My Commission Expires: 4-13-25

CHERIE FRANKLIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 04-13-2025