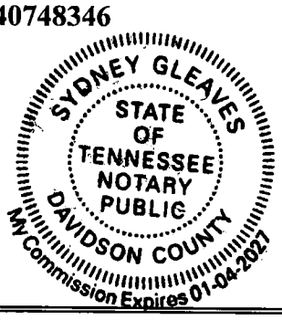
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240748346**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2024. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean Alan Miller and Kaitlyn Miller 223 Ash Grove Dr Nashville TN 37211	Lower, LLC 5950 Symphony Woods Rd Suite 301 Columbia, MD 21044	Tax Parcel ID No. 162-10-0-222.00

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, **Mark Sizemore and wife, Autumn Sizemore,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sean Alan Miller and Kaitlyn Miller, husband and wife,** ("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. 95 on the Plan of Section Four, Hickory View of record in Plat Book 6900, Page 373, 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 Mark Sizemore and wife, Autumn Sizemore by Warranty Deed from Zhi Chao Qu and wife, Yuan Fu Qu of record in Instrument No. 20060613-0070263 Register's Office for Davidson County, Tennessee, dated June 07, 2006 and recorded on June 13, 2006.

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.

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 6900, Page 373, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7322, Page 278; Book 5738, Page 619; Book 5738, Page 634 and Book 7893, Page 427, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 223 Ash Grove Dr Nashville TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-223

Karen Johnson
Batch # 1171992
08/19/2024 11:41:01 AM
Fees: $13.00 Taxes: $1,424.50

Davidson County
DEEDWARR
2 pgs

20240819-0063451

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, Grantors warrant this instrument is effective as of the 15th day of August, 2024.

Mark Sizemore

Autumn Sizemore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Sizemore and Autumn Sizemore, 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.

Witness my hand, at office, this 14th day of August, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
Feb. 28, 2026