Karen Johnson Davidson County
Batch# 1174718 DEEDWARR
08/27/2024 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20240827-0065742

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $398,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/26/2024. NOTARY PUBLIC MY COMMISSION EXPIRES _____

ALICIA R. HAMILTON TENNESSEE NOTARY PUBLIC My Comm Exp. 06/21/25 COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-12623-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jared Miller and Mark Miller	**Churchill Mortgage Corp**	091-09-264.00
5918 Maxon Avenue	1749 Mallory Lane, Suite 100	
Nashville, TN 37209	Brentwood, TN 37027	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Laura A. Foote and Nathan S. Foote, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared Miller, and Mark Miller

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of The Resubdivision of Lot No. 99 of T. M. Nall's Subdivision of Cockrill Land of record in Plat Book 4350, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 50 feet on the Northerly side of Maxon Avenue and runs back between parallel lines measuring 185 feet thereon to a dead line in the rear.

Being the same property conveyed to Laura A. Foote and Nathan S. Foote, wife and husband by Warranty Deed from Constance Leone Flood Mathews, Joined by her spouse, Tim Mathews, dated September 26, 2013 and recorded on September 30, 2013 in Instrument No. 20130930-0102474, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 5918 Maxon Avenue Nashville, TN 37209

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 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.

Witness my hand on August 26, 2024.

Laura A. Foote

Nathan S. Foote

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Laura A. Foote and Nathan S. Foote, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 26, 2024.

Notary Public

My Commission Expires: 9/20/25

File #: 2024-12623-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Scott Hubbard, 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

8/26/24.

Date

Affiant Signature

August 26, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 26th day of August, 2024

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)