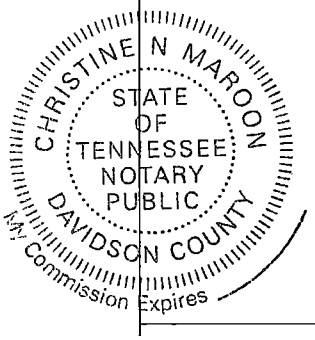
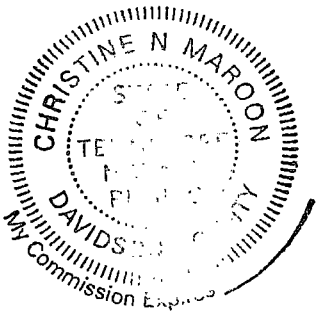




STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $445,000.00.

Amanda Burns
Affiant

Sworn to and subscribed before me this 3rd day of September, 2024.

Notary Public
My Commission Expires: 10/26/27

Karen Johnson
Batch # 1178368
09/06/2024 10:21:25 AM
Fees: $18.00 Taxes: $1,646.50

Davidson County
DEEDWARR
3 pgs

20240906-0068625

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Tisherman Family Trust dated June 28, 2024	1212 Crestfield Drive	Owner	
1212 Crestfield Drive			**172-12-0B-102.00-CO**
Nashville, TN 37211	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Jackson Ryan Miller, a married man,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Jeffrey A. Tisherman and Ingrid L. Tisherman, trustees of the Tisherman Family Trust dated June 28, 2024,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 430 on the Plan of Bradford Hills, Section Six, R-15 Residential P.U.D of record in Plat Book 7900, Page 290, and Book 7900, Page 6, amended 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 Jackson Ryan Miller, single man by Warranty Deed from Adam M. Hudson and wife, Kerri N. Hudson of record in Instrument No. 20150928-0098501 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 28, 2015.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

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 7900, Page 290, Register's Office for Davidson County, Tennessee.
P.U.D. Boundary Plat of record in Plat Book 7900, Page 6, said Register's Office.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170 and Book 8374, Page 591, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
Conveyance of open space/common area to HOA of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metro Government for water main of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metro Government for sanitary sewer of record in Book 8377, Page 808, Book 8614, page 874; and Book 8614, page 959, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

Natasha Bronner Miller, wife of Jackson Ryan Miller, is joining in this conveyance for the sole purpose of conveying any and all right, title, and interest she may have in and to the subject property by reason of her marital status or otherwise.

WITNESS my hand this the 3rd day of September, 2024.

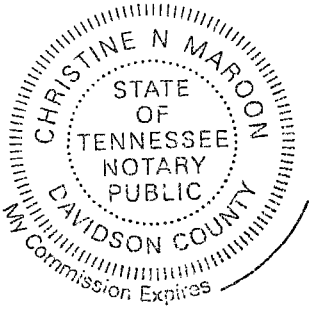
Jackson Ryan Miller

Natasha Bronner Miller

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Jackson Ryan Miller and Natasha Bronner Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 3rd day of September, 2024.



NOTARY PUBLIC
My Commission Expires: 10/26/24