THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1187298 DEEDWARR 09/27/2024 02:10:30 PM 4 pgs Fees: $23.00 Taxes: $1,424.50 20240927-0075166	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00 X _____ Affiant Subscribed and sworn to before me, this 27th day of Sept., 2024. _____ Notary Public My Commission Expires: _____ CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2028

WARRANTY DEED

Address New Owner: Christopher Hall 612 General George Patton Rd. Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 142-09-0F-622-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARRYL RAY MILLER AND SUSAN ANNE IVERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHRISTOPHER HALL, UNMARRIED MAN,** (collectively, "Grantee"), Grantee's 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 a Condominium Apartment designated as Unit 622, together with the carport designated as No. 622-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road, and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, of record in Plat Book 6900, Pages 514, 515, 516 and 517, as amended in Plat Book 6900, Page 654, et seq., Register's Office for Davidson County, Tennessee and described in the Master Deed establishing a Horizontal Property Regime of River Plantation (Section Eight, Phase II) of record in Book 7417, Page 396, et seq., Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of River Plantation, Section Eight, Phase II contained in said Master Deed are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the common elements appurtenant to said unit as set forth in said Master Deed. This conveyance is also subject to the Declaration of Restrictive Covenants and By-Laws for the River Plantation, Sections 8-11 Umbrella Association of record in Book 7389, Page 924, said Register's Office.

Being the Same Premises Conveyed unto Susan D. Johnson-Miller and Darryl Roy Miller, By Virtue of Warranty Deed from Jessie Mai Oakley, Dated June 20, 2002, Recorded June 24, 2002, In Instrument: 20020624-0075742. Susan D. Johnson-Miller Departed this Life on November 7, 2020 Leaving Darryl Ray Miller the Surviving Spouse of a Tenancy by the Entirety.

Being the same property conveyed to Darryl Ray Miller and Susan Anne Iverson, as Joint Tenants with Rights of Survivorship from Darryl Ray Miller, who took title erroneously as Darryl Roy Miller, by Quitclaim Deed dated October 12, 2021, and recorded October 21, 2021, of record in Instrument No. 20211020-0140961, Register's Office for Davidson County, Tennessee.

Darryl Ray Miller is one and the same person as Darryl Roy Miller.

Susan Anne Iverson warrants that the subject property has never been used as her marital residence and is not subject to any marital rights therein.

This is improved property commonly known as: **622 General George Patton Road, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 26 day of September, 2024.

DARRYL RAY MILLER

SUSAN ANNE IVERSON BY DARRYL RAY MILLER, AS ATTORNEY IN FACT 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, the within named bargainor, **DARRYL RAY MILLER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of September 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2026

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **DARRYL RAY MILLER** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on and who further acknowledged that s/he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of **SUSAN ANNE IVERSON** (Principal), and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Limited Durable Power of Attorney recorded in Instrument No. _202409270075165_ in said Register's Office.

Witness my hand and official seal at office this 26th day of September 2024.



Notary Public
My Commission Expires: _____

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **September 27th, 2024** (date of document).

Cindy S. Smith, Affiant

09/27/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 27th day of September, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026