Karen Johnson Davidson County
Batch # 1195118 DEEDWARR
10/17/2024 02:12:34 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20241017-0080771

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-114

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me this 16th day of October, 2024.

Notary Public
My commission expires: _____

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Address of New Owner:	Send Tax Bills to:	Tax Information
Anita Hauenstein 114 Newsom Green Nashville, TN 37221	Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	142-07-0C-082-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Laura J. Miller, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Anita Hauenstein, an unmarried woman** 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:

Being Unit 82 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (TCA 66-27-101 through 66-27-123, herein referred to as the "Act"), as shown on the plan of Ashley Green, together with the appurtenant interest in the common elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit as established by Master Deed of record in Book 7184, Page 44; Book 7184, Page 71; Book 7482, Page 312 and further amended as Instrument No. 20111101-0084880; and as shown on the plan of Ashley Green Boundary Plat in Plat Book 6900, Page 24; revised in Book 6900, Page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura J. Miller Revocable Trust by deed from Michael W. Edwards as Executor and Beneficiary and Patricia Ann Bauman, as Beneficiary of the Estate of Annie Ellen Edwards of record in Instrument No. 20130418-0038410, Register's Office for Davidson County, Tennessee, and dated April 15, 2013. Laura J. Miller Successor Trustee of Laura J. Miller Revocable Trust conveyed property to Laura J. Miller by quitclaim deed of record in Book * ____ Page _____ Register's Office for ~~Williamson~~ County, Tennessee. *20241017 0080770
DAVIDSON

By her signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Ashley Green of record in Plat Book 6900 Page 24, as revised in Book 6900 Page 978 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 7184, Page 44; Book 7184, Page 71; Book 7482, Page 312 and further amended as Instrument No. 20111101-0084880 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 114 Newsom Green, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 16th day of October, 2024.

Laura J. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of October, 2024, before me personally appeared Laura J. Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of October, 2024.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY