WARRANTY DEED

Karen Johnson
Batch # 1212844
12/05/2024 11 53 47 AM
Fees $28 00 Taxes $8,510 00

Davidson County
DEEDWARR
5 pgs

20241205-0094528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/02/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ryan Barr and Bronte Marie Goodhue	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**104-13-0-026 00**
3803 Whitland Avenue	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **STEVEN C. MILLER, CURTIS MILLER, SANDRA MILLER-DAVIS, AND CHRISTINE MILLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN BARR AND BRONTE MARIE GOODHUE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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

Being the easterly 60 feet of Lot No 2 of Block "F" on the Map of the Whitland Realty Company's Subdivision, as of record in Book 332, Page 141, Register's Office for said County

Said part of Lot No 2 fronts 60 feet on the southerly side of Whitland, formerly Bowling Avenue, and runs back between parallel lines, 200 feet to a dead line

Being the same property conveyed to Jack Willis Miller and wife, Haroldine G Miller by Warranty Deed from Marilyn Stern and Sonia Makleff of record in Book 4332, page 228, Register's Office for Davidson County, Tennessee, dated May 9, 1969 and recorded on May 9, 1969

The said Jack Willis Miller having predeceased Haroldine G Miller on November 30, 2018

The said Haroldine G Miller having since died on December 2, 2023, bequething said property to Steven C Miller, Curtis Miller, Sandra Miller-Davis, and Christine Miller by Last Will and Testament of record in Case No 23P2378, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division

This conveyance is subject to
- Taxes for the year 2024, and subsequent years.
- Subject to all matters shown on the Plan of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3803 Whitland Avenue, Nashville, Tennessee 37205**

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, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 26 DAY OF ~~DECEMBER~~, 2024.

Steven C. Miller

Curtis Miller

Sandra Miller-Davis

Christine Miller

STATE OF Minnesota
COUNTY OF Ramsey

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN C. MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~2nd of December~~ 26 NOVEMBER, 2024.

Notary Public
My Commission Expires: Jan. 31, 2028
(SEAL)

DANIEL KOUGHAN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan 31, 2028

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURTIS MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2024

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA MILLER-DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2024.

Notary Public
My Commission Expires _____
(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2nd of December, 2024

Notary Public

Witness my/our hand(s) this the 2nd DAY OF DECEMBER, 2024

Steven C Miller

Curtis Miller

Sandra Miller-Davis

Christine Miller

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned a Notary Public in and for said County and State, STEVEN C MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2nd of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

STATE OF Tennessee
COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State CURTIS MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2nd of December, 2024

Jill A. Ghodrat
Notary Public
My Commission Expires 10-25-2026
(SEAL)

JILL A. GHODRAT
STATE OF TENNESSEE
NOTARY PUBLIC
ANDERSON COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA MILLER-DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2nd of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE MILLER, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2nd of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 2nd DAY OF DECEMBER, 2024.

Steven C. Miller

Curtis Miller

Sandra Miller-Davis

Christine Miller

STATE OF _____
COUNTY OF _____

Personally appeared before me the undersigned, a Notary Public in and for said County and State, STEVEN C. MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURTIS MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA MILLER-DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2024

Notary Public
My Commission Expires: 6/21/28
(SEAL)

COURTNEY HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
My Commission Expires June 21, 2028

STATE OF TN
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2024.

Notary Public
My Commission Expires _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 27th DAY OF DECEMBER, 2024

Steven C Miller

Curtis Miller

Sandra Miller-Davis

Christine Miller

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN C MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2nd of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURTIS MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2nd of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA MILLER-DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2nd of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the ~~2nd of December~~ 27 of November, 2024

Notary Public
My Commission Expires August 23, 2027
(SEAL)

BRENDA N GAYLE
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES AUGUST 23, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212