Karen Johnson Davidson County
Batch# 1216069 DEEDWARR
12/13/2024 01:12:30 PM 4 pgs
Fees: $23.00 Taxes: $2,978.50
20241213-0097027

Send tax bills to:
STEVEN SOLOMON MILLER AND STACEY LYNN MILLER
5307 PENNSYLVANIA AVENUE
NASHVILLE, TN 37209

Name and address of new owner:
STEVEN SOLOMON MILLER AND STACEY LYNN MILLER
5307 PENNSYLVANIA AVENUE
NASHVILLE, TN 37209

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
TITLE X, LLC
DANA SEVILLA
200 TOWN CENTER DRIVE, SUITE 1900
SOUTHFIELD, MI 48075
File No. 2024-TN-1652

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 091-07-0-458-00

WARRANTY DEED

This Deed executed this 5 day of NOV 2024, for good consideration of **Eight Hundred Five Thousand and 00/100 Dollars ($805,000.00)**, I (We) **DAVID HODGES, SINGLE** whose mailing address is PO BOX 340020, NASHVILLE, TN 37203, hereby bargain, deed, and convey to **STEVEN SOLOMON MILLER AND STACEY LYNN MILLER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 5307 PENNSYLVANIA AVENUE, NASHVILLE, TN 37209, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 1208, Block 34, as shown on the map entitled Plan No. 2 of West Nashville, as of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same premises conveyed to David Hodges by Deed dated 03/21/2023, and recorded on 3/23/2023 as Instrument No., 20230323-0021016, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 091-07-0-458-00
Property Address: 5307 PENNSYLVANIA AVENUE, NASHVILLE, TN 37209
This instrument was prepared without the benefit of a title examination.

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantor this 5 day of Nov., 2024.

~~DAVID~~ HODGES

STATE OF TN)
) SS.
COUNTY OF DAVIDSON)

On this 5 day of Nov, 2024, before me personally appeared **DAVID HODGES,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Tennessee Certification of Electronic Document

I, Amirah Allison, 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 November 5, 2024 (date of document).

Affiant Signature

11-5-2024
Date

State of Michigan
County of Oakland

Sworn to and subscribed before me this 5 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-1-28

NOTARY'S SEAL

DANA SEVILLA
NOTARY PUBLIC - MICHIGAN
WAYNE COUNTY
MY COMMISSION EXPIRES JULY 1, 2028
ACTING IN THE COUNTY OF Oakland

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 805,000.

Affiant

Subscribed and sworn before me, this 5 day of November, 2024

Notary

DANA SEVILLA
NOTARY PUBLIC - MICHIGAN
WAYNE COUNTY
MY COMMISSION EXPIRES JULY 1, 2028
ACTING IN THE COUNTY OF Oakland