Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT24120013

Warranty Deed

Karen Johnson Davidson County Batch # 1221182 DEEDWARR 12/30/2024 10:22:27 AM 2 pgs Fees: $13.00 Taxes: $1,313.50 20241230-0100924	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 23rd day of December, 2024. Gayle Vincent Notary Public My commission expires: GAYLE VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ama Asare	SAME	103-04-0-452.00
4105B Nebraska Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NANCY CAROL MILLER NKA NANCY CAROL MILLER-HERRON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMA ASARE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 53-B, on the Plan of the Zone Lot Division of the Westerly 50' of Lot 53 of West End Annex, as of record in Book 6250, page 216, said Register's Office.

Said Lot fronts 24.86 feet on the Southerly side of Nebraska Avenue and runs back 158.23 feet on the westerly lot line and 158.22 feet on the easterly lot line, to a line in the rear which measures 26.17 feet thereon.

Being the same property conveyed to Nancy Carol Miller, unmarried by Warranty Deed from Greg Seat and Hubert H. Townes, joined by wives, Norma Seat and Peggy W. Townes of record in Book 6435, page 459, Register's Office for Davidson County, Tennessee, dated November 16, 1984 and recorded on November 29, 1984.

Being the same property conveyed to Nancy Carol Miller and husband, Roy Herron by Quitclaim Deed from Nancy Carol Miller of record in Book 7257, page 116, Register's Office for Davidson County, Tennessee, dated May 28, 1987 and recorded on June 3, 1987.

Roy Herron having become deceased on or about July 9, 2023, leaving Nancy Carol Miller as surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4105B Nebraska Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of December, 2024.

Nancy Carol Miller NKA Nancy Carol Miller-Herron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nancy Carol Miller NKA Nancy Carol Miller-Herron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of December, 2024.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025