Karen Johnson Davidson County
Batch# 1229594 DEEDWARR
01/23/2025 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $203.50
20250123-0005338

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Paul-Bryan Miller	Nathan Paul-Bryan Miller	044-05-0-213.00
(NAME)	(NAME)	
1425 Upper Station Camp Creek Rd	1425 Upper Station Camp Creek Rd	
(ADDRESS)	(ADDRESS)	
Cottontown, TN 37048	Cottontown, TN 37048	
(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 considerations, the receipt of which is hereby acknowledged, **I Esdras S Moran, married,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nathan Paul-Bryan Miller**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, beginning at an iron pin (old), in the southerly margin of Bridgeway Avenue, the northeast corner of a tract of land which belongs to Nathan Miller, having a deed reference in Instrument No. 20160714-0072137, RODCT, the northwest corner of this tract, and continuing, as follows: with a curve to the right, having a radius of 922.75 feet, an arc distance of 66.76 feet, and a chord bearing and distance of N 75°28'16" E, 66.75 feet to a rail road spike (new), in the southerly margin of Bridgeway Avenue, the northwest corner of a tract of land which belongs to Christian Community Outreach, Inc., having a deed reference in Deed Book 10307, Page 1, RODCT; thence, S 12°47'03" E, 102.74 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Christian Community Outreach, Inc., the northeast corner of a tract of land which belongs to James A. Waters, having a deed reference in Deed Book 4587, Page 526, RODCT; thence, S 75°22'47 W, 60.00 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to James A. Waters, the southeast corner of said tract of land which belongs to Nathan Miller; thence, N 16°32'39" W, 102.86 feet, to the point of beginning, containing 0.15 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated May 18, 2020.

4' Pedestrian Ingress, Egress, Equipment and Maintenance Easement

Beginning at a point in the southerly margin of Bridgeway Avenue, said point being located from an iron pin (old), in the southerly margin of Bridgeway Avenue, the northeast corner of a tract of land which belongs to Nathan Miller, having a deed reference in Instrument Number 20160714-0072137, RODCT, N 75°20'49" E, 62.75 feet, to the point of beginning, the northwest corner of this easement, and continuing, as follows: N 77°25'10" E, 4.00 feet to a rail road spike (new), in the southerly margin of Bridgeway Avenue, the northwest corner of a tract of land which belongs to Christian Community Outreach Inc., having a deed reference in Deed Book 10307, Page 1, RODCT; thence, S 12°47'03" E, 64.67 feet to a point in the westerly boundary of said tract of land which belongs

to Christian Community Outreach Inc.; thence with a new line, as follows: S 77°12'57" W, 4.00 feet; thence, N 12°47'03" W, 64.68 feet, to the point of beginning, containing 259 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated May 18, 2020.

Being the same property conveyed to Esdras S. Moran, married by Warranty Deed from Christian Community Outreach, Inc., dated 06/11/2020, of record in Instrument No. 20200618-0063771, Register's Office for Davidson County, Tennessee.

This property is not the marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 213 Bridgeway Avenue, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 23rd day of January, 2025.

Esdras S Moran

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Esdras S Moran, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of January, 2025.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 1/23/2025.

Jennifer A Hoffman

AFFIANT

DATE: 1/23/25

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 23rd day of January, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027