Karen Johnson Davidson County
Batch# 1239079 DEEDWARR
02/20/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,302.51
20250220-0012614

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Build Trust Homes, LLC	New Owners	
(NAME)	(NAME)	07107010500
2016 Pulley Pl		
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **David E. Miller, II, a single person**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Build Trust Homes, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: 2013 Sultana Ave. M&P 07107010500

Landin Davidson County, Tennessee, being parts of Lot Nos. 48 and 49, on the Map of J.B. Haynie's Oriental Plan, as of record in Book 161, Pages 26 and 27, Register's Office for said County, Described as follows:

Beginning at a point on the easterly margin of Sultana Avenue, 112 feet south of the south margin of Duke Street, being the southwest corner of the property conveyed to Horace Tidwell by deed from Book 1558, Page 38, said Register's Office; thence with Ridwell's southerly line, easterly parallel to the southerly margin of Duke Street, 150 feet to a point; thence Southerly 50 feet to a point; thence westerly parallel to the first line 150 feet t the easterly margin of Sultana Avenue; thence with the margin of the same, northerly 50 feet to the beginning.

Being the same property conveyed to David E. Miller, II, a single person, by virtue of that certain Deed dated July 18, 1989, and being of record at Book 7892, Page 709 in the Register's Office of Davidson County, Tennessee.

TRACT II: 2015 Sultana Ave., M&P: 07107010400

BEING parts of Lots Nos. 48, 49, 66. and 67, on the Map of J.B. Haynies Oriental Plan of Lots, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the east margin of Sultana Avenue, 62 feet south of the south margin of Duke Street; thence easterly 160 feet to a point in the west line of the property that was conveyed to Horace Ests and wife, by deed of record in Book 1126, Page 604, said Register's Office; thence along Estes west line, southerly 50 feet to a point; thence westerly 150 feet to the east margin of Sultana Avenue; thence with the margin of the same, 50 feet to the point of beginning.

Being the same property conveyed to David E. Miller, II, by virtue of that certain Warranty Deed dated September 13, 1993, and being of record at Book 9086, Page 699 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2013 Sultana Ave Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 18th day of February, 2025.

David E. Miller II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David E. Miller II**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of February, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A Mason, 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 2/18/25.

Affiant Signature

2/18/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18 day of February, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028