Name and Address of New Owner:
Marshall Wayne Adams
PO Box 150909
Nashville, TN 37212

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1245511 DEEDWARR
03/10/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $735.84
20250310-0017956

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: **117-03-0B-215.00-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian A. Miller and Rosemary Miller, husband and wife**, "the Grantors," hasve this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Marshall Wayne Adams, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. O-1 on the plan of The Villager Condominium Apartments, revised, of record in Book 5200, Page 201 Register's office for Davidson County, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Brian A. Miller, unmarried, by Warranty Deed from Donald L. Morris and wife, Julie M. Morris, of record in Book 7261, page 153, Register's Office for Davidson County, Tennessee, dated June 04, 1987 and recorded on June 08, 1987.
>
> Being improved property known as **2601 Hillsboro Pike, Unit O-1, Nashville, Tennessee 37212.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of March, 2025.

Brian A. Miller (SEAL)
Brian A. Miller

Rosemary Miller (SEAL)
Rosemary Miller

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 Brian A. Miller and Rosemary Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of March, 2025.

ASHLYNN HENGEMIHLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $198,875.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of March, 2025.

ASHLYNN HENGEMIHLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11/28/27

File No. GNT-25-3871

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-10-25.

Affiant Signature

3-10-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of March, 2025.

Notary Signature

My Commission Expires: 5-9-26

