**This Instrument Prepared By:**
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

**Name and Address of New Owner:**
Peter Smiley and Christina Gless-Smiley
**1621 Glenridge Drive**
**Nashville, TN 37221**

**Send Tax Bills To:**
New Owner

**Map & Parcel No:** 142-13-0-A-143-00co

Karen Johnson Davidson County
Batch# 1252653 DEEDWARR
03/27/2025 01:35:30 PM 5 pgs
Fees: $28.00 Taxes: $2,137.91
20250327-0023099

# GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **James Frank Miller and Linda Doyle Miller, Trustees of The Miller Joint Revocable Living Trust dated July 26, 2022, and any amendments thereto** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peter Smiley and Christina Gless-Smiley, husband and wife** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

**[Signatures appear on the following page.]**

IN WITNESS WHEREOF, the Grantor has executed this instrument this 25th day of March, 2025.

The Miller Joint Revocable Living Trust
dated July 26, 2022

By: _____
James Frank Miller, Trustee

By: _____
Linda Doyle Miller, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2025, before me personally appeared James Frank Miller and Linda Doyle Miller, Trustees of The Miller Joint Revocable Living Trust dated July 26, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2025.

_____
Notary Signature
My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**The actual consideration or value, whichever is greater, for this transfer is $577,814.00.**

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of March, 2025.

_____
Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, being Lot No. 143 on the Final Plat of Riverside, Phase 2, a Planned Unit Development, of record in Plat Book 7900, Page 656, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to James F. Miller and wife, Linda D. Miller, by Deed dated March 8, 1997, from Rochford Realty & Construction Co., Inc., of record in Book 10376, Page 885, said Register's Office for Davidson County, Tennessee. The said property was further conveyed to James Frank Miller and Linda Doyle Miller, Trustees of the Miller Joint Revocable Living Trust dated July 26, 2022, and any amendments thereto, by Quitclaim Deed dated July 26, 2022, from James F. Miller and Linda D. Miller, husband and wife, of record in Instrument No. 20220801-0087212, said Register's Office.
James F. Miller being one and the same person as James Frank Miller.
Lind D. Miller being one and the same person as Linda Doyle Miller.

This improved real estate is more commonly known as 1621 Glenridge Drive, Nashville, TN 37221.

## EXHIBIT B

Permitted Encumbrances

Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 142-13-0-A-143-00co.

11. The Plan of record in Plat Book 7900, Page 656; Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

12. Declaration of Easements and Restrictive Covenants for Riverside of record in Book 7185, Page 619, and Book 7405, Page 780, amended in Instrument No. 20040419-0044162, and Instrument No. 20091204-0111306, and Consent to Continue Existence of Riverside Homeowners' Association, Inc., record in Instrument No. 20091124-0108147, said Register's Office.

13. Charter of Riverside Homeowners Association, Inc., of record in Book 7829, Page 703, said Register's Office.

14. Dedication of Common Area to Riverside Homeowners Association, Inc., of record in Instrument No. 20040608-0067842, and Instrument No. 20040608-0067844, said Register's Office.

15. All matters shown on the Boundary Plat of record in Plat Book 6900, Page 490, said Register's Office.

16. Agreement for Dedication of Easements for Water Line of record in Book 6970, Page 275, Book 6970, Page 281, and Book 6970 Page 284, said Register's Office.

17. Dedication of Public Utilities Easement of record in Book 6970, Page 278, said Register's Office.

18. Agreement for Dedication of Easement for Sewer Line of record in Book 7803, Page 642, and Book 10482, Page 708, said Register's Office.

19. Permanent Easement as set out in Deed of record in Book 6972, Page 45, said Register's Office.

20. Easement for ingress and egress as reserved in the Deed of record in Book 7103, Page 48, said Register's Office.

21. Memorandum of Understanding from Rochford Construction Co., Inc., to Metropolitan Nashville & Davidson County Department of Public Works and Planning Commission of record in Book 8985, Page 103, said Register's Office.

22. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20041019-0125877, said Register's Office.

Certificate of Authenticity

I, Ryan Lux, 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 **March 25, 2026**.

Date

Affiant Signature

**March 25, 2025**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY