WARRANTY DEED

Karen Johnson
Batch # 1256441
04/04/2025 10 05 10 AM
Fees $18 00 Taxes $6,752 50

Davidson County
DEEDWARR
3 pgs

20250404-0025657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,825,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

SHYRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2025-GTE-78

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Phillip Ryan Miller and Hadley Elizabeth Miller	Same as new owner	117 13 0B 169 00
(NAME) 811 Foster Hill	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carol M. Crouch and Michael Crouch, wife and husband** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Phillip Ryan Miller and Hadley Elizabeth Miller, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**")

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 811 Foster Hill, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees their heirs and assigns, in fee simple forever.

Michael Crouch is joining in this conveyance to convey any rights he might have to the Property, especially any marital rights.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 11 day of March, 2025.

GRANTORS:

Carol M. Crouch

Carol M. Crouch

Michael V Crouch

Michael Crouch

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Carol M. Crouch and Michael Crouch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 11 day of March, 2025.

C J McKeighen

Notary Public

My Commission Expires: 7-7-25

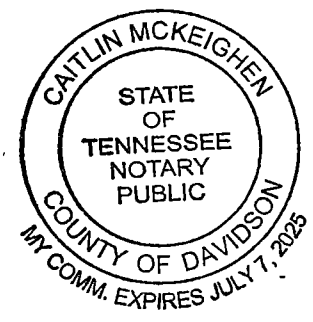


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 811, ABBOTTSFORD, PHASE 2, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument No. 20010502-0044874, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carol M. Crouch, a married woman, by Warranty Deed from James A. Seaton, husband and wife, Linda S. Seaton, of record in Instrument No. 20080703-0068887, in the Register's Office of Davidson County, Tennessee, dated July 02, 2008 and recorded on July 03, 2008.