Karen Johnson Davidson County
Batch# 1257526 DEEDWARR
04/08/2025 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,477.46
20250408-0026714

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $399,314.00.

Affiant

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Subscribed and sworn before me this the 25th day of March, 2025.

Notary Public
My commission expires: 1·22·29

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Richard Hopkins Miller III 854 B Kirkwood Ave Nashville, TN 37204	New Owner	118-01-0B 006.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SCOTT PALMER, A SINGLE PERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RICHARD HOPKINS MILLER III, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 3B of Kirkwood Glen, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions Establishing a Planned Unit Development with Private Elements, of record in Instrument No. 20050923-0114370, as amended in Instrument No. as amended in Instrument No. 20051014-0124168, Register's Office for said County; said unit being shown on plan attached as Exhibit "B" to said amendment, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Palmer, a single Person by Warranty Deed from Cindy L. Miller, a single Person of record in Instrument No. 20200819-0093561 Register's Office for Davidson County, Tennessee, dated August 18, 2020 and recorded on August 19, 2020.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 854-B Kirkwood Ave, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 24th day of March, 2025.

Scott Palmer

Scott Palmer

STATE OF TENNESSEE
COUNTY OF Williamson

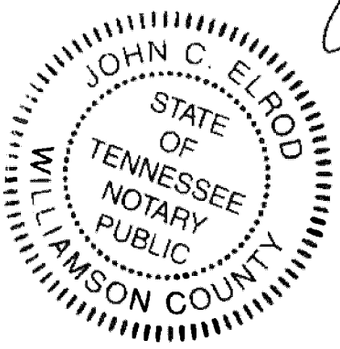
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Palmer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2025.

My commission expires:

7/17/28

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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. 2025.

Affiant Signature

8th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028