Send tax bills to:
DIONA L. GARDNER-MOORE AND MARCUS MOORE
4772 DRAKES BRANCH ROAD
NASHVILLE, TN 37218

Name and address of new owner:
DIONA L. GARDNER-MOORE AND MARCUS MOORE
4772 DRAKES BRANCH ROAD
NASHVILLE, TN 37218

Karen Johnson Davidson County
Batch# 1260557 DEEDWARR
04/16/2025 12:36:30 PM 8 pgs
Fees: $43.00 Taxes: $2,253.30
20250416-0029089

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 578200

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 05811001100

WARRANTY DEED

This Deed executed this 11th day of April, 2025, for good consideration of **Six Hundred Nine Thousand and 00/100 Dollars ($609,000.00)**, I (We) **PAUL MILLER, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF BEAUTY MILLER FKA BEAUTY STEWART , WIDOW(ER) AND PAMELA STEWART AND VALERIE WILKS, AS HEIRS** whose mailing address is 1108 GENERAL MARSHALL COURT, MURFREESBORO, TN 37129, hereby bargain, deed, and convey to **DIONA L. GARDNER-MOORE AND SPOUSE, MARCUS MOORE, AS TENANTS BY THE ENTIRETY** whose mailing address is 4772 DRAKES BRANCH ROAD, NASHVILLE, TN 37218, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Beauty Patsy Steward by Deed dated 01/18/1983 and recorded on 01/27/1983, in Book 5998 Page 536, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 05811001100
Property Address: 4772 DRAKES BRANCH ROAD, NASHVILLE, TN 37218
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 11 day of April, 2025.

PAUL MILLER INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF BEAUTY MILLER FKA BEAUTY STEWART

VALERIE WILKS

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 11th day of April, 2025, before me personally appeared **PAUL MILLER INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF BEAUTY MILLER FKA BEAUTY STEWART AND ~~VALERIE WILKS~~,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

WILMESHA WADE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Wilmesha Wade
Notary Public
My Commission Expires: 4/15/2028

WITNESS the hands and seal of said Grantors this 11th day of April, 2025.

PAUL ~~MILLER~~ INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF BEAUTY MILLER FKA BEAUTY STEWART

VALERIE WILKS

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 11 day of April, 2025, before me personally appeared ~~**PAUL MILLER INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF BEAUTY MILLER FKA BEAUTY STEWART AND**~~ **VALERIE WILKS,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed. 04/11/2025

(Seal)

Notary Public
My Commission Expires: 10/04/2027

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Oct. 4, 2027

WITNESS the hands and seal of said Grantors this 14th day of April, 2025.

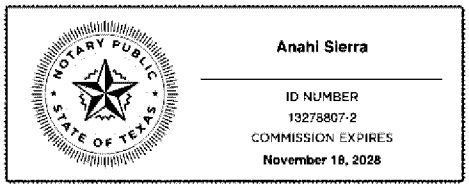
Pamela Stewart nka Pamela Vaughn

PAMELA STEWART NKA PAMELA VAUGHN

STATE OF Texas)
) SS.
COUNTY OF Montgomery)

On this 14th day of April, 2025, before me personally appeared **PAMELA STEWART NKA PAMELA VAUGHN,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)



Anahi Sierra

Notary Public
My Commission Expires: 11/18/2028

Electronically signed and notarized online using the Proof platform.

Exhibit "A"

Situated in the County of Davidson, State of Tennessee:

Being Lot No. 18 on the Plan of Section Two, Gold Key Estates, of record in Book 3842, Page 265, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 182.61 feet on the northeasterly margin of Drakes Branch Road and extends back 339.49 feet on the northwesterly line and 234.95 feet on the southeasterly line to a dead line in the rear, measuring 152.99 feet thereon.

Being the same Property conveyed by Quit Claim Deed from DAVID STEWART, JR., to BEAUTY PATSY STEWART, of record in Instrument No. H28249, Book 5998, Page 536, Recorded on 01/27/1983, in the Register's Office for DAVIDSON County Records.

Being the same Property conveyed by Warranty Deed from CUMBERLAND BUILDERS, INC., to DAVID STEWART, JR. AND WIFE, BEAUTY PATSY STEWART, of record in Instrument No. B04803, Book 4479, Page 898, Recorded on 02/16/1971, in the Register's Office for DAVIDSON County Records.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ $609,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Bloch
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 11 day of APRIL , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 4772 Drakes Branch Road, Nashville, TN 37218

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 APRIL 11 2025 (date of document).

Affiant Signature

APRIL 11 2025
Date

State of GA
County of Gwinnett

Sworn to and subscribed before me this 11 day of APRIL, 2025,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027