This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch # 1269083 DEEDWARR
05/06/2025 08 36 29 AM 4 pgs
Fees $23 00 Taxes $1,202 50
20250506-0035072

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BETTY L MILLER, AN UNMARRIED WOMAN AND FLOYD E MILLER, JR, A MARRIED MAN AND RAMONA M MILLER, AN UNMARRIED WOMAN AND CHANEL FORREST, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID NELSON, A MARRIED MAN, AND ANTHONY SYKES, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO 114 ON THE PLAN OF HAYNES MANOR, SECTION 1, OF RECORD IN PLAT BOOK 3600, PAGE 85 (INADVERTENTLY SHOWN AS PLAT BOOK 5274, PAGE 816, ON PRIOR DEED), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO 114 FRONTS 63.6 FEET ON THE NORTHERLY SIDE OF CROUCH DRIVE AND EXTENDS BACK 122.5 FEET ON THE SOUTHEASTERLY LINE AND 92.9 FEET ON THE NORTHWESTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 101.3 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED UNTO FLOYD MILLER, BY WARRANTY DEED FROM ANGELA SIMMONS, DATED JUNE 28, 2005, OF RECORD IN INSTRUMENT NO 20050711-0079859, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FLOYD MILLER DIED INTESTATE JANUARY 25, 2018, LEAVING BETTY L MILLER, FLOYD E MILLER JR, RAMONA M MILLER, AND CHANEL FOREST, AS HIS HEIRS AT LAW. REFERENCE IS FURTHER MADE TO AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO 20250506-0035066 SAID REGISTER'S OFFICE. and 20250506-0035067, 20250506-0035068, 20250506-0035069, 20250506-0035070 and 20250506-0035071.

This is improved property known as 3806 CROUCH DR, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of April, 2025.

Betty L Miller
BETTY L MILLER

Floyd E. Miller Jr
FLOYD E MILLER, JR

Betty L Miller as attorney in fact for Ramona M. Miller
BETTY L MILLER AS ATTORNEY-IN-FACT
FOR RAMONA M MILLER

Chanel Forrest
CHANEL FORREST

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BETTY L MILLER and FLOYD E MILLER, JR** two of the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 29th day of April, 2025.

Notary Public
My Commission Expires: 5/13/2025

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE ~~OF TE~~NNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BETTY L MILLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **RAMONA M MILLER**, and who acknowledged that she executed the same as the free act and deed of **RAMONA M MILLER** as her Attorney-in-Fact.

DONE at offices in Clarksville, TN, on this the 29th day of April, 2025.

Notary Public
My Commission Expires: 5/13/2025

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CHANEL FORREST,** one of the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville (city), TN, on this the 29th day of ~~April,~~ 2025.

Notary Public
My Commission Expires: 08/16/2028

Notarized remotely using audio-video communication technology via Proof

CAITLIN A SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Online Notary Public
My Commission Expires
August 16, 2028

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $ 325,000.00 .

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2025.

Notary Public
My Commission Expires: 4/18/26

STACEY GARY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
DAVID NELSON and ANTHONY SYKES
3806 Crouch Drive
Nashville, TN 37207

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 059 14 0 198.00

TRUE COPY CERTIFICATION

I, Katie Ketch, 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 original document was executed and authenticated according to law on 4/29/25.

Affiant Signature — Date: 4/29/25

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 29th day of April, 2025.

Notary's Signature

My Commission Expires: 4/18/26

(Notary Seal)

STACEY GARY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY