2025-1554-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$410,000.00.**

Karen Johnson Davidson County
Batch# 1273506 DEEDWARR
05/15/2025 10:12:30 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20250515-0038238

ANDREW H. MALONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me this 9 day of May, 2025.

Notary Public

My commission expires: 8/3/26

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kindred Home Buyers, LLC	Kindred Home Buyers, LLC	147-01-0-016
719 Spike Trail	719 Spike Trail	
Murfreesboro, TN 37129	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David Paul Miller, a married man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kindred Home Buyers, LLC, a Tennessee Limited Liability Company**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No 413 on the Plan of Caldwell Hall Subdivision, Section 6 of record in Plat Book 2900, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a more complete description of the property

Being the same property conveyed to David Paul Miller by Warranty Deed from March 3, 2025, from GTGH Holdings LLC, a Wyoming limited liability company of record in Instrument Number 20250305-0016501, Register's Office for Davidson County, Tennessee.

Subject property is investment property and has never been the marital residence of grantor, nor grantor's spouse.

This is improved property known as: **344 Lynn Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 13th day of May, 2025.

David Miller

David Paul Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of May, 2025, before me, the undersigned, **personally appeared before me by secured interactive two-way remote electronic audio-video communication**, David Paul Miller, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 08/03/2026

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

I, Andy Maloney, 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 **5/13/2025** (date of document).

Affiant Signature
Date **5/13/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **13** day of **May**, 20**25**.

Linda M Smith
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202505150038238