WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

LB-MTHS-25-3304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
MIM Investment LLC	**Same as New Owner**	
(NAME)	(NAME)	**080-07-0-126 00**
3012 Wanamaker Trl		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH E. MILLER, A SINGLE PERSON AND GWENDOLYN D. MILLER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIM INVESTMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit·

Land in Davidson County, Tennessee, being Lot No 463 on the Plan of Bordeaux Hills, Section 9, as of record in Book 4175, page 116, Register's Office for said County

Said Lot No 463 fronts 35 34 feet on the easterly side of Cocoa Drive and extends back 156 49 feet on the northerly line and 201 34 feet on the southerly line, to a dead line on which it measures 166 84 feet

Being the same property conveyed to Deborah E Miller and Gwendolyn D Miller, as joint tenants without he right of survivorship by Executor's Deed from Deborah E Miller and Gwendolyn D. Miller, Co-Executrix of the Estate of Charles M Miller of record in Instrument No 20080523-0053020 Register's Office for Davidson County, Tennessee, dated May 16, 2008 and recorded on May 23, 2008 and Deed of Correction recorded on January 13, 2009 in instrument No. 20090113-0003226

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 116, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4405, Page 427, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of Bordeaux Hills Residential Association of record at Instrument No. 20105021-0039404, in the aforesaid Davidson Office.
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3304 Cocoa Drive, Nashville, Tennessee 37218**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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

Karen Johnson Davidson County
Batch # 1274160 **DEEDWARR**
05/16/2025 01 21 48 PM 4 pgs
Fees $23 00 Taxes $629 00

20250516-0038790

Witness my/our hand(s) this the 13 DAY OF MAY, 2025

Deborah E Miller

Deborah E Miller

Gwendolyn D Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH E MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 13th of May, 2025

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWENDOLYN D MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 13th of May, 2025

Notary Public
My Commission Expires. _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 13 DAY OF MAY, 2025

Deborah E. Miller

Deborah E. Miller

Gwendolyn D Miller

Gwendolyn D Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH E MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWENDOLYN D MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2025

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE
CERTIFICATE OF AUTHENTICITY

I, John Gleaves, 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 5/13/25 (date of document).

Affiant Signature

Date 5/14/25

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of MAY, 2025.

Notary's Signature 05/08/28

MY COMMISSION EXPIRES:

