Karen Johnson
Batch # 1274589
05/19/2025 02 19 06 PM
Fees $13 00 Taxes $2,175 60
Davidson County
DEEDWARR
2 pgs
20250519-0039340

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $588,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2025.

Notary Public

My commission expires: 1.22.29

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To.	Map-Parcel Numbers
Madison Miller and James Miller	CMG Mortgage, Inc.	**147-01-0-072.00**
523 Elaine Dr.	3160 Crow Canyon Rd #400	
Nashville, TN 37211	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Randy L. Yogi Davis and Robyn Gornicki-Davis, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madison Miller and James Miller, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 84 on the Plan of Abbay Hall, Section I, of record in Plat Book 2331, Page 18, in 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 Randy L. Yogi Davis and Robyn Gornicki-Davis, husband and wife, by Warranty Deed dated August 08, 2014, from, Donald L. Sexton, married, of record in Instrument No. 20140811-0071902, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 2331, Page 18, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5652, Page 454, Register's Office for Williamson County, Tennessee.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is Improved property, known as 523 Elaine Drive, Nashville, TN 37211.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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

Witness my/our hand(s) this 15th day of May, 2025.

Randy L. Yogi Davis

Robyn Gornicki-Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Randy L. Yogi Davis and Robyn Gornicki-Davis, husband and wife** the within named bargainor(s), 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.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **May, 2025**.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BELAM-25-523