PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson
Batch # 1277465
05/27/2025 10 15 44 AM
Fees $13 00 Taxes $2,867 50

Davidson County
DEEDWARR
2 pgs

20250527-0041259

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $775,000.00.

Meredeth L Miller
AFFIANT

SUBSCRIBED AND SWORN TO ME ON May 23, 2025

Kristen Jacoby
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/15/2028

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B, Pleasant View, TN 37146
File # 3002-25LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Niles Anderson and Skylar Christensen	New Owner	061-07-0-188.00
1023 Maplewood Place		
Nashville, TN 37216		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Meredeth L. Miller and Kristen Miller, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Niles Anderson and Skylar Christensen, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Block A, Broadmoor Subdivision of record in Plat Book 547, Page (s) 161 and 162, 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 Meredeth L. Miller and Kristen Miller, husband and wife, as tenants by the entirety by Warranty Deed from Gold Star Home Renovations, LLC of record in Instrument No. 20210111-0004756 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on January 11, 2021.

This is property known as 1023 Maplewood Place Nashville, TN 37216

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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 we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on 5/21/2025

Meredeth L. Miller

Kristen Miller

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Meredeth L. Miller and Kristen Miller, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on May 21, 2025

NOTARY PUBLIC
My Commission Expires: 1-24-2028

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY