Karen Johnson Davidson County
Batch# 1284479 DEEDWARR
06/13/2025 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250613-0046457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED NINETY THOUSAND AND 00/100 (490,000.00).

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF MAY, 2025.

Marcia Escobar
Notary Public

MY COMMISSION EXPIRES: 10.25.27

(AFFIX SEAL)

M. HUNSBERGER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD MY COMM. EXPIRES 10/25/27

This Instrument Prepared By: 25NT00521
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
New Horizons Corporation, LLC (NAME)	**NEW OWNER** (NAME)	**182-15-0B-036.00-CO**
5221 Harding Place Nashville, TN 37217 (ADDRESS)	**5221 Harding Place Nashville, TN 37217** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of May, 2025, the undersigned, **JENNIFER DARBY-MILLER AND CARL MILLER, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **NEW HORIZONS CORPORATION LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2420 PRAIRIE HILL DRIVE, NASHVILLE, TN 37013** and more particularly described as follows:

A Certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being all of Lot No. 36, as shown on the map entitled Clover Glen, Phase 1A, or record in Instrument No. 20180618-0058128, Register's Office for Davidson County, Tennessee, and to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Marilyn Edwards, an unmarried woman by Warranty Deed from Spencer Salaba and Allison Gibbons, joint tenants of record in Instrument No. 20220110-0002833 Register's Office for Davidson County, Tennessee, dated December 29, 2021 and recorded on January 10, 2022.

Being the same property conveyed to Jennifer Darby-Miller by Quitclaim Deed from Marilyn Edwards of record in Instrument No. 20230717-0054518 Register's Office for Davidson County, Tennessee, dated May 25, 2023 and recorded on July 17, 2023.

*Note that Carl Miller joins in conveyance of any martial interest.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 15th day of May, 2025.

GRANTOR: JENNIFER DARBY-MILLER

Jennifer Darby-Miller

STATE OF Montana)
COUNTY OF Yellowstone)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JENNIFER DARBY-MILLER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of May, 2025.

Laura O'Bleness
Notary Public

March 7, 2029
My Commission Expires

LAURA O'BLENESS
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
March 7, 2029

GRANTOR: CARL MILLER

Carl Miller

STATE OF Montana)
COUNTY OF Yellowstone)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CARL MILLER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of May, 2025.

Laura O'Bleness
Notary Public

March 7, 2029
My Commission Expires

LAURA O'BLENESS
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
March 7, 2029

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5-15-25 (date of document).

Affiant Signature

6/5/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5TH of June, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26