WARRANTY DEED

Karen Johnson Davidson County
Batch# 1284755 DEEDWARR
06/16/2025 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20250616-0046838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED FIFTY FIVE THOUSAND AND 00/100 ($555,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JEREMY WARREN AND PAULA WARREN (NAME)	**NEW OWNER** (NAME)	**182-15-0B-113.00-CO**
2056 NOTCHLEAF ROAD NASHVILLE, TN 37013 (ADDRESS)	_____ (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 11th day of June, 2025, the undersigned, **JENNIFER DARBY-MILLER AND CARL ROBERT MILLER, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JEREMY WARREN AND PAULA WARREN, HUSBAND AND WIFE,** 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 **2056 NOTCHLEAF ROAD, NASHVILLE, TN 37013** and more particularly described as follows:

Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 113, on the plan of Final Plat Clover Glen, Phase 3A, as shown on plat of record in Instrument Number. 20200706-0072119, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Carl Robert Miller and spouse, Jennifer Darby-Miller by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation of record in Instrument No. 20220328-0035656 Register's Office for Davidson County, Tennessee, dated March 21, 2022 and recorded on March 28, 2022.

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 11th day of June, 2025.

GRANTOR: JENNIFER DARBY-MILLER

Jennifer Darby-Miller

STATE OF ~~TENNESSEE~~ Montana
COUNTY OF ~~DAVIDSON~~ 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 11th day of June, 2025.

Laura O'Bleness
Notary Public

March 7, 2029
My Commission Expires

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

GRANTOR: CARL ROBERT MILLER

Carl Robert Miller

STATE OF ~~TENNESSEE~~ Montana
COUNTY OF ~~DAVIDSON~~ Yellowstone

Personally, appeared before me, a Notary Public of the aforesaid authority, **CARL ROBERT 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.

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

WITNESS my hand, at office, on this 11th day of June, 2025.

Laura O'Bleness
Notary Public

March 7, 2029
My Commission Expires

202506160046838

Certificate of Authenticity

I, Barbara McGinty, 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 6-13-2025 (date of document).

Affiant Signature

Date 6-13-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER