# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Karen Johnson Davidson County
Batch# 1293152 DEEDWARR
07/02/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250702-0052452

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 6/30/25

NOTARY PUBLIC
MY COMMISSION EXPIRES 7/25/26

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 3775-25LLC-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| MC Prestige Services, LLC | SAME | 095-11-0-110 |
| 211 Shawn Drive | | |
| Nashville, TN 37211 | | |

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,

**Heidi M. Miller, a married woman, and Jonnalyn Barnes, a married woman**

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

**MC Prestige Services, LLC, a Tennessee Limited Liability Company**

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. 51 on the Map of Cloverdale, as of record in Book 2133, page 9, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonnalyn H. Barnes, married and Heidi M. Hurt, married, Retaining a Life Estate for William O. Hill and wife, Shirley C. HIII by Deed from William O. Hill and wife, Shirley C. Hill, dated 07/07/1998, recorded 07/13/1998, of record in Book 11018, Page 319, Register's Office for Davidson County, Tennessee. The said William O. Hill having died on 8/11/2004 and the said Shirley C. Hill having died on 4/29/2025, relinquishing the life estate in the above referenced property.

This is property known as 408 Springview Dr Nashville, TN 37214

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 6\30\25.

Heidi M. Miller

Jonnalyn Barnes

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Heidi M. Miller and Jonnalyn Barnes, 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 6\30\25

NOTARY PUBLIC
My Commission Expires: 7\25\26

CHEATHAM COUNTY NOTARY PUBLIC TENNESSEE STATE OF DANA L. AUSTIN

**Tennessee Certification of Electronic Document**

I, Elizabeth Levsen, 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 June 30, 2025.

Date: June 30, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this June 30, 2025.

**Notary Public**
My Commission Expires: 7/25/26

