WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $348,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/28/2025 NOTARY PUBLIC MY COMMISSION EXPIRES 2/2/28

Karen Johnson Davidson County
Batch# 1307188 DEEDWARR
08/11/2025 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20250811-0063453

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 5102-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Portela Renovations LLC	**Portela Renovations LLC**	085-07-0-106.00
3113 Stafford Drive	288 Fergus Road	
Nashville, TN 37214	La Vergne, TN 37086	

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,

Jennifer Miller and husband, Patrick J. Miller

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

Portela Renovations LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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. 142, on the Plan of Stanford Country Club Estates, Section IV, of record in Plat Book 2900, Page 83 & 84, Register's Office for said County, and described as follows:

Said Lot 142 fronts 89.5 feet on the Easterly side of Stafford Drive and runs back 201.05 feet on the Northerly line, which is a broken line and 178.47 feet on the Southerly line, to a dead line in the rear, on which it measures 81.48 feet thereon.

Being the same property conveyed to Jennifer Miller and husband, Patrick J. Miller by Warranty Deed from Lori Elaine Williams, married of record in Instrument No. 20120417-0032799 Register's Office for Davidson County, Tennessee, dated April 12, 2012 and recorded on April 17, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3113 Stafford Drive Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 July 28, 2025.

Jennifer Miller

Patrick J. Miller

STATE OF TENNESSEE

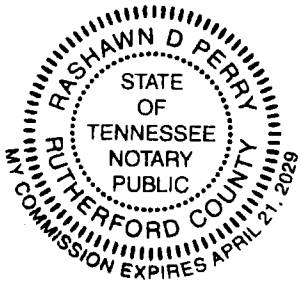
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jennifer Miller and Patrick J. 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, this July 28, 2025.

Notary Public

My Commission Expires: _____



File #: 5102-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

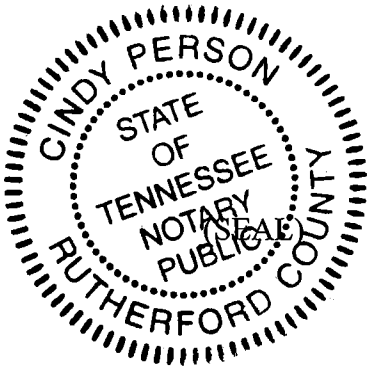
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-28-2025.

Affiant Signature

8-11-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 11 day of August, 2025.



Notary Public

My Commission Expires: 4-19-2027

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