Karen Johnson Davidson County
Batch# 1307401 DEEDWARR
08/11/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20250811-0063801

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00 Affiant Subscribed and sworn to before me, this 11th day of August, 2025. Notary Public My Commission Expires: 7/6/2026

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

WARRANTY DEED

Address New Owner: Janet Miller and David Miller 3718 West End Avenue Unit #4 Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 104 09 0Z 004.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHLAND BUILDING PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JANET MILLER AND DAVID MILLER, A MARRIED COUPLE** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 4 on the plan of 3718 WEST END, a Horizontal Property Regime (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20221019-0113926, as amended in Instrument No. 20221027-0116519, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richland Building Partners, LLC, a Tennessee Limited Liability Company by Deed dated June 30, 2022 from Jerry Williams and Petrichor, LLC, a Tennessee Limited Liability Company, recorded July 1, 2022, in Instrument Number 202207010076777, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **3718 West End Avenue Unit #4, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of August, 2025.

Richland Building Partners, LLC, a Tennessee Limited Liability Company

CHRIS BARNHIZER, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHRIS BARNHIZER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **Richland Building Partners, LLC, a Tennessee Limited Liability Company**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 4 day of AUGUST, 2025.

TREVOR GORMLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: March 6, 2029

My Commission Expires

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **8/11/2025** (date of document).

Affiant Signature

8/11/2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

