Karen Johnson Davidson County
Batch# 1307418 DEEDWARR
08/11/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20250811-0063829

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

MELODY CARR
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/17/2029
COUNTY OF DEKALB

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 640,000.00.

Affiant

Subscribed and Sworn before me this 11th day of August , 2025.

Notary Public
My commission expires: 6-17-29

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Kathryn Preston and Matthew Preston 485 Hogan Road, Nashville, TN 37220	New Owner	146-16-0-026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ray Phillip Miller and Sarah Chrisolm Miller, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kathryn Preston and Matthew Preston, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Brentwood Hall, Section 4, of record in Plat Book 2083, Page 90, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Ray Phillip Miller and Sarah Chrisolm Miller, husband and wife by Deed from Daniel P. Hogan, a married man, dated August 23, 2018 and recorded on August 28, 2018, of record in Instrument No. 20180828-0085163, in the Register's office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 485 Hogan Road, Nashville, TN 37220 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 11 day of August, 2025.

Ray Phillip Miller

Sarah Chrisolm Miller

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 4th day of August, 2025, before me personally appeared Ray Phillip Miller and Sarah Chrisolm Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of August, 2025.

Notary Signature
My commission expires:
3/23/29

ANGELA LYLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **08/04/2025** (date of document).

Affiant Signature

08/11/2025

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: 8·19·2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD