THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751618** Karen Johnson Davidson County Batch# 1310958 DEEDWARR 08/15/2025 11:12:30 AM 3 pgs Fees: $18.00 Taxes: $2,867.50 20250815-0065172	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me, this 11th day of August, 2025. Notary Public My Commission Expires:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

WARRANTY DEED

Address New Owner: Jennifer Miller and Michael Miller 819 Knox Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 01 0X 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George B. Fort and Mallory K. Fort, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Miller and Michael Miller, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of 819 Knox Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 819 Knox Cottages, a Horizontal Property Regime, of record in Instrument No. 20131025-0111516, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to George B. Fort and Mallory K. Fort, husband and wife, by Warranty Deed from Knox Partners, GP, a Tennessee general partnership, of record in Instrument No. 20160216-0014367, in the Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 16, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KIRKWOOD GARDENS, as recorded in Plat Book 3106, Page 62.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131025-0111516; as Assignment recorded in Instrument No. 20160216-0014369.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140723-0065289; and Assignments recorded in Instrument Nos. 20150612-0056001 and 20150617-0057659.

Easement for Joint Access, recorded in Instrument No. 20131025-0111508.

Charter of 819 Knox Cottages Corporation recorded at Instrument No. 20131025-0111515.

This is improved property located at 819 Knox Avenue Nashville TN 37204

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 11th day of August, 2025.

George B. Fort

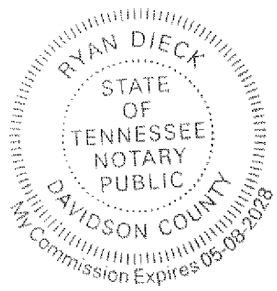
Mallory K. Fort

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George B. Fort and Mallory K. Fort, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Ryan Lux, 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 **August 11, 2025**.

Date

Affiant Signature

August 11, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029