Karen Johnson Davidson County
Batch # 1311116 DEEDWARR
08/18/2025 08:20:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250818-0065380

THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi)

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS:**
RICHARD T. MILLER, JR. **PAMELA J. MILLER** 6404 Armstrong Drive Hermitage, Tennessee 37076	Same	074 16 0A 080.00

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **RICHARD T. MILLER, JR.** and **PAMELA J. MILLER** hereinafter referred to as Grantors have bargained and sold, and by these presents do transfer and convey unto **RICHARD T. MILLER, JR. or PAMELA J. MILLER, trustees of the MILLER REVOCABLE LIVING TRUST DATED** 8/15/25 (A REVOCABLE LIVING TRUST), hereinafter referred to as Grantees, their successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING all that real property known, designated, and described as Lot No. 80 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Davidson County Registry, which description is hereby referenced.

For back title, see Instrument20210712-0093136, Davidson Registry.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record. See prior granting instrument and chain of title for applicable exceptions.

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, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind Grantors, Grantors' heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 15th day of August, 2025.

RICHARD T. MILLER, JR.

PAMELA J. MILLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **RICHARD T. MILLER, JR. and PAMELA J. MILLER**, the within named bargainor, 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 and official seal at Antioch, Tennessee, this 15th day of August, 2025.

Notary Public

R. DOUGLAS LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: November 24, 2028