THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250751637** Karen Johnson Davidson County Batch# 1311421 DEEDWARR 08/18/2025 02:41:30 PM 3 pgs Fees: $18.00 Taxes: $1,831.50 20250818-0065810	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2025. Notary Public My Commission Expires: 1/30/27

CHRISTEN T. RABE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner: Stephen Kinnard Miller and Olivia Arrington Miller 812 Ember Lake Dr Nashville TN 37214	Send Tax Bills To: **same as owner**	Tax Information: Tax Parcel ID No. 108-04-0-003.00

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, **Michelle Scott and Bryan Scott, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen Kinnard Miller and Olivia Arrington Miller, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section 2, Larchwood of record in Plat Book 5200, Page (s) 57, 58 and 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle Scott and Bryan Scott, wife and husband by Quitclaim Deed from Michelle Scott, married f/k/a Michelle C. East, an unmarried woman of record in Instrument No. 20240514-0035492 Register's Office for Davidson County, Tennessee, dated May 10, 2024 and recorded on May 14, 2024.

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.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 57, through 59, inclusive being revised in Plat Book 5200 Page (s) 207 and 208, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5479, Page 443, revised in Book 5681, Page 532, amended in Book 5688, Page 696, revised in Book 6011, Page 130 and Book 5582, Page 649 Book 5158, Page 918, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Restrictive Covenants Larchwood Residential Planned Unit Development of record in Book 5773, Page 797, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 4868, Page 616, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance Easement of record in Book 5569, Page 99, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 812 Ember Lake Dr Nashville TN 37214

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, Grantors have executed this instrument on this 18th day of August, 2025.

Michelle Scott

Bryan Scott

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle Scott and Bryan Scott, 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 18th day of August, 2025.

Notary Public
My Commission Expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Danielle Crane, 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 8/18/25 (date of document).

Danielle Crane
Affiant Signature

8/18/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 18 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5-24-28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202508180065810