WARRANTY DEED

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Logan Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of August, 2025 .

Notary Public

My Commission Expires: 4-22-29

Karen Johnson Davidson County
Batch# 1313032 DEEDWARR
08/21/2025 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250821-0066940

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Logan Miller and Ashlyn M. Keightley Miller	Primary Residential Mortgage, Inc.	012 00 0 143.00
6441 Lickton Pike	1480 North 2200 West, MAC 1003	
Goodlettsville, TN 37072	Salt Lake City, UT 84116	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Darin Anderson, and Andrea Anderson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Logan Miller and Ashlyn M. Keightley Miller, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated August 14, 1986, as follows:

BEGINNING at a point in the southerly margin of Lickton Pike, the most northwest corner of this tract, and being located along the margin of said Pike, N. 55 deg. 49 min. 22 sec. E 424.39 feet from an existing iron pin by a fence post, corner ot William Parrish Property of record in Deed Book 5588, page 582, Register's Office for Davidson County, Tennessee; thence, from said beginning point and with the margin of said Pike, N 55 deg. 49 min. 22 sec. E 69.79 feet to a point in the margin of said Pike; thence, continuing with said pike with a curve to the right having a central angle of 18 deg. 30 min. 11 sec., a radius of 2,473.36 feet, and an arc length of 632.04 feet to an existing iron pin in the margin of said Pike; thence, leaving said Pike, S 17 deg. 48 min. 28 sec. E 325.00 feet to a point; thence, S 61 deg. 53 min. 22 sec. W. 607.09 feet to a point; thence, N 34 deg. 07 min. 24 sec. W. passing an iron pin in a fence at 325.00 feet, and all a total of 327.99 feet to the beginning, containing 5.104 acres, more or less.

Being the same property conveyed to Darin Anderson and Andrea Anderson by Deed dated April 6, 2025 from Darin Anderson and Andrea Anderson, as Co-Executors of the Estate of Pink Fredrick Anderson, deceased, in Instrument Number 20250425-0031969, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Acreage is for identification purposes only, exact acreage is not intended or insured.

Subject to any and all easements and minimum building setback lines of record.

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

Subject to the Easement for Water Line of record in Book 6771, page 880, recorded in the official records of the Davidson County Register of Deeds.

Easement for the flow of water of any creeks, streams or rivers across/through or forming the boundary of property described herein and the rights of the public

This is unimproved X improved property, known as 6441 Lickton Pike, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of August, 2025.

Darin Anderson

Andrea Anderson

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 20th day of August, 2025, before me personally appeared Darin Anderson and Andrea Anderson, 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 20th day of August, 2025.

Notary Signature
My commission expires:
4-22-29

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 8/20/25.

Affiant Signature

Date: 8/20/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 20th day of August, 2025.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.