This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1315399 DEEDWARR
08/27/2025 12:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250827-0068640

New Owner:	**Send Tax Bill:**	**Map/Parcel**
RONALD E. MILLER, JR., Trustee ERIKA FLYNN, Trustee ALMEIDA TRUST dated August 12, 2017 918 Bradford Avenue Nashville, TN 37204	SAME	105-13-0-320.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

AFFIANT

Sworn to and subscribed before me this August 27, 2025.

Notary Public

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 24, 2029

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, RONALD MILLER, who is one and the same as RONALD E. MILLER, JR., and ERIKA FLYNN, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to RONALD E. MILLER, JR. and ERIKA FLYNN, Trustees of the ALMEIDA TRUST, dated August 12, 2017, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto

belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this August 27, 2025.

By: _____
RONALD MILLER

_____
ERIKA FLYNN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD MILLER and ERIKA FLYNN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 27, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Map of Waldkirch, a Subdivision of Lots Nos 8 & 9 in W.L.B. Lawrence Plan, of record in Plat Book 421, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RONALD MILLER and ERIKA FLYNN, husband and wife, by Warranty Deed of record from JGP Achiever Infill, LLC, a Tennessee limited liability company, in Instrument No. 20230703-0050761, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record, as well as the following:

Matters shown on the Plan of record in Plat Book 421, page 90, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5526, page 681, said Register's Office.

Declaration of Restricti ons and Covenants for SCMs for Regulated Residential Infill contained in instrument of record in Instrument No. 20230504-0033193, said Register's Office.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 918 Bradford Avenue, Nashville, Tennessee 37204.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 27, 2025 (date of document).

Signature

8/27/25
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of August 2025.

Notary Public
My Commission expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029