Prepared by
Record and Return to.
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250851868

Karen Johnson Davidson County
Batch # 1316551 **DEEDWARR**
08/29/2025 10 12 30 AM 2 pgs
Fees $13 00 Taxes $2,053 50
20250829-0069357

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $555,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2025.

Notary Public
My Commission Expires: _____

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Cox 474 Sunliner Dr Nashville TN 37209	New Owner	Tax Parcel ID No. 090 15 0 044.00

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, **David Miller and Molly Miller, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Cox, a single man**, ("Grantees"), its 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. 301 on the Plan of CHARLOTTE PARK, SECTION TEN, of record in Plat Book 2900, Page 78, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Miller and Molly Miller, husband and wife, by Warranty Deed from David Miller and Molly Miller, Trustees of the Miller Family Trust, dated September 8, 2021, of record in Instrument No. 20220816-0092780, in the Register's Office of Davidson County, Tennessee, dated August 15, 2022 and recorded on August 16, 2022.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION TEN, as recorded in Plat Book 2900, Page(s) 78.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3033, Page 638.

Charter for Charlotte Park Owners Association, Inc., recorded as Instrument No. 20200710-0075846.

This is improved property located at 474 Sunliner Dr Nashville TN 37209

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 28th day of August, 2025.

David Miller

Molly Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Miller and Molly Miller, 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 28th day of August, 2025.

Notary Public
My Commission Expires: _____

