WARRANTY DEED

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

JM-RM-25-1519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan Miller	**Same As New Owner**	
(NAME)	(NAME)	**072-04-0-180.00**
1519 Norvel Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL T. DAVIDSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN C. MILLER, an unmarried man,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 and that part of the Westerly 11 feet 6 inches of Lot No. 6 lying immediately in the rear of Lot No. 2 of Block "A" on the Plan of Inglewood Terrace, as of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and part of Lot No. 6 front 80 feet on the Northeasterly side of Norvel Avenue and run back between parallel lines 149 feet to a deed line.

Being the same property conveyed to Paul Davidson, married by Warranty Deed from Charles Townsend, unmarried and Selene Townsend, unmarried, of record in Instrument No. 20230228-0014048, Register's Office for Davidson County, Tennessee, dated February 23, 2023 and recorded on February 28, 2023.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2025, and subsequent years.
- Plan of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1066, Page 437, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1519 Norvel Ave, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1325706 DEEDWARR
09/23/2025 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250923-0075752

Witness my/our hand(s) this the 17th DAY OF SEPTEMBER, 2025.

Paul T. Davidson
by Paul M. Davidson as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul M. Davidson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PAUL T. DAVIDSON, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL T. DAVIDSON.

Witness my hand and official seal, this the 17th of September, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 9/17/2025.

Affiant Signature – Joshua A. Terry

9/19/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/19/2025.

Notary Public



My Commission Expires: 5-10-27