Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-4323

Karen Johnson Davidson County
Batch# 1328575 DEEDWARR
10/01/2025 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20251001-0077980

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of September, 2025

Megan Crawford
Notary Public

Commission Expires: _____

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Janeisha A. Davis 173 Brooke Castle Drive Hermitage, TN 37076	Wilson Bank & Trust 207 Legends Dr. Lebanon, TN 37087	075-08-0A-080-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shelby Miller, a single woman, Christopher Chase, a single man, Kelly Miller and Corey Miller, wife and husband, as tenants in common with right of surviorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janeisha A. Davis, an unmarried person

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 Davidson County, Tennessee, being Unit 173, in a Horizontal Property Regime entitled Brooke Castle Condominiums, of record in Plat Book 6250, Page 627, and amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed by Warranty Deed from Keith Alan Wood, Successor Trustee, of The Hillis B. Wood Revocable Living Trust to Shelby Miller and Christopher Chase, wife and husband, and Kelly Miller and Corey Miller, wife and husband, as tenants in common with right of survivorship, recorded September 14, 2021, as Instrument No. 20210914-0123020 in Davidson County, Tennessee Register of Deeds. Shelby Miller and Christopher Chase having since divorced pursuant to the Judgement and Decree of Dissolution of Marriage, filed April 5, 2023, Case Number: 23PU-CV00110, in the 25th Judical Cicuit Court, Pulaski County, Missouri.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 173 Brooke Castle Drive, Hermitage, TN 37076

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 so 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.

Dated this the 24th day of September, 2025.

Shelby Miller

Kelly Miller

Corey Miller

STATE OF Missouri
COUNTY OF Lafayette

On this 24th day of September, 2025, before me personally appeared Shelby Miller, Kelly Miller and Corey Miller, 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 24th day of September, 2025.

Notary Signature
My commission expires:

ABIGAIL JADE SCHUMACHER
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 24633314
My Commission Expires Oct 28, 2028

Dated this the 24th day of September, 2025.

Christopher Chase

STATE OF Iowa
COUNTY OF Dubuque

On this 24th day of September, 2025, before me personally appeared Christopher Chase, 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 24th day of September, 2025.

Notary Signature
My commission expires: 11-3-25

CHRISTINE SCHAEFER
Notarial Seal - Iowa
Commission Number 843606
My Commission Expires Nov 3, 2025

True Copy Certification

I, Yvette Meldrum, 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 September 24, 2025.

Signature
September 24, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 24, 2025

Notary's Signature

My Commission Expires: _____

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026