WARRANTY DEED

Karen Johnson Davidson County
Batch# 1331617 DEEDWARR
10/08/2025 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20251008-0080208

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson DH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 250321

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Clay Miller	Same as New Owner	105-11-2N-001.00
(NAME)	(NAME)	
618A Southgate Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 Dollars ($1,175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MID STATE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAY MILLER, AN UNMARRIED MAN, 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 situated in Davidson County, Tennessee, being Unit A, of 618 Southgate, a Horizontal Property Regime with private elements, as established in Master Deed of record at Instrument No. 20230818-0064764, as amended and restated at Instrument No. 20250724-0058595, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Mid State Investments LLC by Warranty Deed from Chad Wohlers, a single man and Robert Eric Thornton, a single man, and Rosten Trobaugh, a married man, dated April 14, 2023 and recorded April 14, 2023 in Instrument No. 20230414-0027558, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 618A Southgate Avenue, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 our hands this 6th day of October, 2025.

Mid State Investments, LLC, a Tennessee limited liability company

BY: _____
William Langley
Member

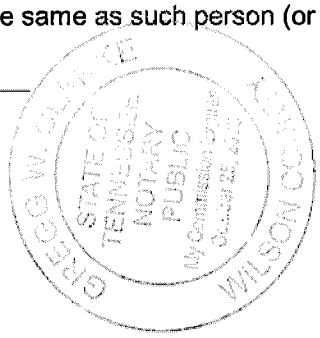
STATE OF TENNESSEE

COUNTY OF WILSON

Signed and sworn to before me the 6th of October, 2025, by William Langley, the Member of Mid State Investments, LLC, a Tennessee limited liability company, on behalf of the Corporation, 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 (or person's) free act and deed.

_____
Notary Public

Affix stamp/seal:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D. Hardwick, 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 **October 6, 2025**.

Date

D. Hardwick

Affiant Signature

October 7, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

