WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000 00

Emerald Star Videnoir
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 5/9/2026

(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

S-EXIT-25-3046

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1337389
10/23/2025 09 58 36 AM
Fees $13 00 Taxes $1,554 00

Davidson County
DEEDWARR
2 pgs

20251023-0084422

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Emerald Star Videnoir	**Ascend Federal Credit Union**	
(NAME)	(NAME)	**085-11-0-053 00**
3046 Jenry Dr	**P.O. Box 1210**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Tullahoma, TN 37388**	
(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, **KASEY MILLER AND ANGELA MILLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMERALD STAR VIDENOIR, AN UNMARRIED WOMAN,** 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 85, on the plan of Stanford Country Club Estates, Section Three, of record in Book 2900, Page 67, and Surveyor's Certificate of Correction in Book 3134, Page 148, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Kasey W Miller by Estate Quitclaim Deed from Kasey W Miller, as Personal Representative of the Estate of Joyce A Miller, dated May 5, 2023, and recorded May 9, 2023, in Instrument No 20230509-0034408, said Register's Office

Being the same property conveyed to Angela R Miller, an undivided one-half (½) interest, by Quitclaim Deed from Kasey W Miller, dated May 10, 2024, and recorded May 10, 2024, in Instrument No 20240510-0034628, said Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 67, and Correction in Book 3134, Page 148, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3026, Page 310 and Book 3075, Page 186, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/ or Storm Drainage of record in Book 5162, Page 577, said Register's Office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3046 Jenry Dr, Nashville, Tennessee 37214**

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

Witness my/our hand(s) this the 22nd DAY OF OCTOBER, 2025

Kasey Miller

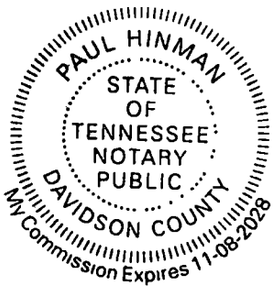
Angela Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KASEY MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd of October, 2025

Notary Public
My Commission Expires _____
(SEAL)

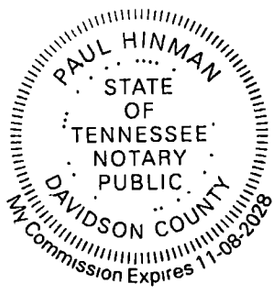


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd of October, 2025

Notary Public
My Commission Expires _____
(SEAL)



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