This instrument prepared by:
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle com

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SG-25-329

Karen Johnson
Batch # 1338216
10/24/2025 11 31 42 AM
Fees $13 00 Taxes $740 00

Davidson County
DEEDWARR
2 pgs

20251024-0084766

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $200,000 00

Signature _____ Affiant

Subscribed and sworn to before me on this the 22nd Day of Oct., 2025

Dana Delworth

Notary Public
My Commission expires 05 / 08 / 2028

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

NAME AND ADDRESS OF PROPERTY OWNER:
Miller and Nash Development, LLC
52 Jay St.
Nashville, TN 37210

SEND TAX BILLS TO:
Miller and Nash Development, LLC
52 Jay St.
Nashville, TN 37210

MAP AND PARCEL NUMBER: 07108040300

WARRANTY DEED
25NT01445

Effective the 22nd Day of October, 2025 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Adrian Macias and Cecilia Reyes

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Miller and Nash Development, LLC, a Tennessee limited liability company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 6 on the Plan of Queen Ave Resub., of record in Book 6200, page 625, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Adrian Macias and Cecilia Reyes from S&S Property Investments, LLC, by Warranty Deed dated 10/22/2012 and recorded 10/23/2012 in Instrument No. 20121023-0097030, Register's Office of said County

This is an improved property commonly known as 329 Queen Avenue, Nashville, TN 37207

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 We do covenant with 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, expect for those matters appearing of record and real property taxes We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22 day of October, 2025

ADRIAN MACIAS.
Adrian Macias

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Adrian Macias**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notary Public

My Commission expires: 9 / 21 / 26

Cecilia Reyes
Cecilia Reyes

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cecilia Reyes**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notary Public

My Commission expires 9 / 21 / 26