THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052389** Karen Johnson Davidson County Batch# 1340234 DEEDWARR 10/30/2025 10:46:30 AM 3 pgs Fees: $18.00 Taxes: $18,315.00 20251030-0086430	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,950,000.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2025. Notary Public My Commission Expires: 4/18/2026 ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Michael D. Perini and McKenzie N. Perini 1147 Crater Hill Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 06 0 023.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan A. Miller, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Perini and McKenzie N. Perini, husband and wife, as joint tenants with full rights of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of SECTION ONE, CHICKERING PARK, of record in Plat Book 2330, Page 159, as Amended in Book 4249, Page 292, Register's Office for said County.

Said Lot No. 16, which is a corner lot, fronts 303.6 feet on the Northwesterly margin of Chickering Park Drive and fronts 175.23 feet on the Southwesterly margin of Crater Hill Road, said frontages being joined by a curve having a length of 37.56 feet, and extends back 387.4 feet on the broken Northwesterly line and 286.88 feet on the broken Southwesterly line. Said line located on the Northeasterly margin of Ridgewood Drive formerly Forest Hills Drive and connecting to the said Northwesterly margin of Chickering Park Drive by a curve with the length of 39.27 feet.

Being the same property conveyed to Ryan A. Miller, a married man, by Quitclaim Deed from Millworks, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221101-0118075, in the Register's Office of Davidson County, Tennessee, dated October 31, 2022, and recorded on November 01, 2022.

Being the same property conveyed to Millworks, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Elie J. Ghanem, a single person, of record in Instrument No. 20210621-0083063, in the Register's Office of Davidson County, Tennessee, dated June 18, 2021, and recorded on June 21, 2021.

Jami Miller joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, CHICKERING PARK, as recorded in Plat Book 2330, Page(s) 159 and Amended in Book 4249, Page 292.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2800, Page 611.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6279, Page 975.

Easement for Right of Way, recorded in Instrument No. 20111012-0079453.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1147 Crater Hill Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2025.

Ryan A. Miller

Jami Miller

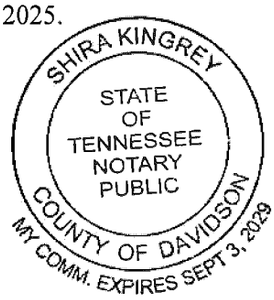
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan A. Miller and Jami Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2025.

Notary Public

My Commission Expires: _____



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 10/28/2025.

Affiant Signature – Joshua A. Terry

10/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/29/2025.

Notary Public

My Commission Expires: 5-10-29

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON