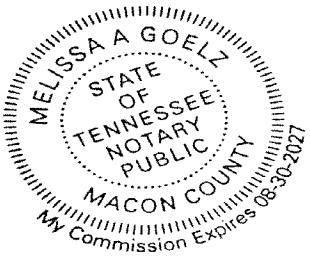
Karen Johnson Davidson County
Batch# 1342090 DEEDWARRSP
11/04/2025 03:27:30 PM 6 pgs
Fees: $33.00 Taxes: $6,660.00
20251104-0088012

THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C. (TCS)
500 11th Ave N., Suite 600
Nashville, TN 37203



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2025.

NOTARY PUBLIC

My Commission expires: 8-30-2027

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cynthia English Trust Attn: J. Edward Freeman, Jr.	Same	104-06-0-054.00
(NAME)	(NAME)	
109 Murphy Court		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Danny K. Miller and wife, Caroline B. Miller hereinafter called the Grantors has bargained and sold, and by these presents do hereby transfer and convey unto Cynthia English Freeman, as Trustee of the Cynthia English Trust u/a dated November 5, 2019 hereinafter called the Grantee its successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto and incorporated herein.

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, forever. The Grantors covenant with said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise set out herein as the Permitted Encumbrances on Exhibit B. The Grantors do further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to the said land to the Grantee, and their heirs and representatives, against the lawful claims of all persons claiming by, through or under the Grantors but not further or otherwise. 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.

The herein conveyed property is subject to the matters set forth on Exhibit B attached hereto (the "Permitted Encumbrances")

The property transferred hereby is improved property located at 105 Murphy Ct. Nashville, TN 37203.

Witness our/my hand(s) this 3rd day of November, 2025.

(Signature page follows.)

Danny K. Miller

Caroline B. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Danny K. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Grantor who executed the foregoing Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal, at my office in Nashville, TN, this the 3rd day of Nov., 2025

Notary Public

My commission expires: 11/3/2025

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Caroline B. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Grantor who executed the foregoing Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal, at my office in Nashville, TN, this the 3rd day of Nov., 2025

Notary Public

My commission expires: 11/3/2025

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 29, as shown on the map entitled Bransford Realty Co.'s Resubdivision of Lots 22 to 30 in Richland Annex, of record in Book 332, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof described in the deed of record in 4744, page 685,said Register's Office.

Being the same property conveyed to DANNY K. MILLER AND WIFE, CAROLINE B. MILLER, by deed from CHRIS G. SMITH, A SINGLE PERSON, of record in 9211, page 741, dated January 3, 1994, said Register's Office.

EXHIBIT B
Permitted Encumbrances

1. Davidson County, TN taxes for 2025 have been prorated between Grantor and Grantee and are assumed by the Grantee.

2. Lack of direct access to and from controlled access highway.

3. Matters shown on the survey of the Miller Property, 105 Murphy Court dated 10-3-25, CCPC Job No. 25-109 and prepared by Crawford & Cummings, P.C.

Certificate of Authenticity

I, Melissa Goelz, 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 November 3, 2025.

Date

Affiant Signature

November 4, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of November, 2025.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON