Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr , Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1343234 DEEDWARR
11/10/2025 10 20 22 AM 2 pgs
Fees $13 00 Taxes $1,849 99

20251110-0089348

BG-PPP-25-6505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,998.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Steven Solomon Miller and Stacey Lynn Miller	**New Owner**	
(NAME) **5307 Pennsylvania Ave.**	(NAME)	**102-04-0-185.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **BROOKS TOWNSEND LOWERY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN SOLOMON MILLER AND STACEY LYNN MILLER, HUSBAND AND WIFE,** 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. 810 on the Plan of Charlotte Park, Section 22, of record in Plat Book 3700, Pages 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brooks Townsend Lowery, an unmarried man by Warranty Deed from Joel S Harris, unmarried of record in Instrument No. 20170119-0005791 Register's Office for Davidson County, Tennessee, dated January 09, 2017 and recorded on January 19, 2017.

This conveyance is subject to
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page (s) 67 and 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4017, Page 699, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20200710-0075846, in the Register's Office for Davidson County, Tennessee.
- Subject to Utility and Sewer Easement of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **6505 Firestone Court, Nashville, Tennessee 37209**.

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 6 DAY OF NOVEMBER, 2025.

Brooks Townsend Lowery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BROOKS TOWNSEND LOWERY, 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 6th of November, 2025.

Notary Public
My Commission Expires
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

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