Karen Johnson Davidson County
Batch# 1376942 DEEDWARR
02/06/2026 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,772.09
20260206-0008699

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $478,944.00 C Schumacher AFFIANT SUBSCRIBED AND SWORN TO ME ON 02/02/2026. Lynae Wilder NOTARY PUBLIC MY COMMISSION EXPIRES 9-16-2029

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 1474-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sarah Maria Olson		146-16-0-181.00
5216 Trousdale Drive		
Nashville, TN 37220		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

David C. Miller, Successor Trustee of Miller Joint Revocable Trust dated July 31, 2000

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Maria Olson, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson Comity, Tennessee, being Lot No. 931 on the Plan of Brentwood Hall, Section 9, as of record in Book 2331, Page 92, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Oakley Drive, at the corner of Lots 931 and 957; thence with the line between said two lots, northwardly 113 feet to the corner of Lots 929, 931 and 957; thence with the line between Lots Nos. 929.and 931, westwardly 175.3 feet to the easterly margin of Trousdale Drive; thence with the same, southwardly 87 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeastwardly 39.3 feet to the northerly margin of Oakley Drive; thence with the same, eastwardly 150 feet to the beginning.

Being the same property conveyed to David H. Miller and wife, Mary Ann Miller by Warranty Deed from William E. Bland and wife, Beatrice V. Bland of record in Book 3999, Page 773, Register's Office for Davidson County, Tennessee, dated March 17, 1966 and recorded on March 24, 1966.

Being the same property conveyed to David H. Miller and wife, Mary Ann Miller, Trustees of the Miller Joint Revocable Trust Agreement U/A/D/ July 31, 2000 by Quitclaim Deed from David H. Miller, and Mary Ann Miller, Individually of record in Instrument No. 20000804-0077729 Register's Office for Davidson County, Tennessee, dated July 31, 2000 and recorded on August 04, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5216 Trousdale Drive Nashville, TN 37220

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on February 2, 2026

Miller Joint Revocable Trust dated July 31, 2000

By: _____
David C. Miller, Successor Trustee

STATE OF TENNESSEE

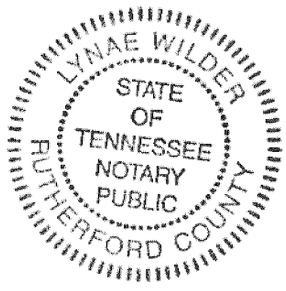
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, David C. Miller, Successor Trustee of Miller Joint Revocable Trust dated July 31, 2000, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 2, 2026.

_____
Notary Public

My Commission Expires: 9.16.2029



File #: 1474-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 2, 2026.

J. Carlton Drumwright

February 2, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 2, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY