Karen Johnson Davidson County
Batch# 1379140 DEEDWARR
02/11/2026 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $909.65
20260211-0010665

Name and Address of New Owner:
Brent Miller
2843 Logan Street
Nashville, TN 37211

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

Map & Parcel(s):
119-14-0-164.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Avi Elfersy and Katharine Elfersy, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Brent Miller**, **a single man,** hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 27, on the plan of Tuggle Heights, of record in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Avi Elfersy and Katharine Elfersy, husband and wife by Quitclaim Deed from Elfersy Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210930-0131575 Register's Office for Davidson County, Tennessee, dated August 25, 2021 and recorded on September 30, 2021.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2910 Wingate Avenue, Nashville, TN 37211

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, his heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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.

(signature page to follow)

WITNESS our hand this 6 day of February, 2026.

Avi Elfersy

Katharine Elfersy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 6 day of February 2026, before me personally appeared Avi Elfersy and Katharine Elfersy, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons'free act and deed.

Witness my hand, at office, this 6 day of February 2026.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,850.00.

Affiant Signature

Subscribed and sworn to before me, this the 6th day of February, 2026.

Notary Public
My Commission Expires: 10/17/29

JAMEKA BRADEN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Certificate of Authenticity

I, Ashley Adams, 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 **2/6/26**.

Date

Affiant Signature

2/10/26

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **10th** day of **February**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

