Karen Johnson Davidson County
Batch# 1385082 DEEDWARR
02/24/2026 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260224-0014783

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~275,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3·20·28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Ian Miller	SEND TAX BILLS TO: CMG Mortgage Inc dba CMG Home Loans	MAP-PARCEL NUMBERS
(NAME) 2011 Shaylin Loop	(NAME) 3160 Crow Canyon Road, Ste 400	173050A24200CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Shavonne L. Hart, married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian Miller, a single man** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 County, Tennessee, being Lot No. 242 on the Plan of Barnes Crossing, a Planned Unit Development of record in Plat at Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and as amended in Instrument No. 20051114-0136938, 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 Shavonne L. McKnight, unmarried, by virtue of that certain Warranty Deed dated September 16, 2025, and being of record at Instrument No. 20150918-0094990 in the Register's Office of Davidson County, Tennessee.

Shavonne L. McKnight, being one and the same, and now known as Shavonne L. Hart. Above described property has not been used as marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2011 Shaylin Loop Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 23rd day of February, 2026.

Shavonne L. Hart

Shavonne L. Hart

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shavonne L. Hart**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of February, 2026.

Notary Public

My Commission Expires: 10/9/28

ERIC D. WOLLEY
Notary Public - Maryland
Prince George's County
My Commission Expires
10/09/2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/23/26 (date of document).

Affiant Signature

2/24/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

