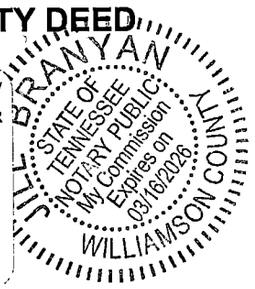
WARRANTY DEED

Karen Johnson
Batch # 1386161
02/26/2026 03:20:55 PM
Fees: $13.00 Taxes: $703.00
Davidson County
DEEDWARR
2 pgs
20260226-0015481



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/16/26

(AFFIX SEAL)

DM-TNIG-25-85

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)
Matt Miller	**Ameritrust Mortgage Corporation**	
(NAME)	(NAME)	**093-16-0-322.00**
3460 Donna Kay Dr	**17341 Irvine Blvd, Suite 285**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Tustin, CA 92780-3010**	
(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, **MARCUS ARCHIBALD, SINGLE AND TAMIKA ARCHIBALD, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATT MILLER,** 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:

Being the Southerly 31 feet of the Northerly 95.5 feet of Lot No: 1, the Southerly 31 feet of the Northerly 95.5 feet of Lot No. 2 and Southerly 31 feet of the Westerly 5 feet of Lot No. 3 on the Map of Weakley and Warren's Re-subdivision of Block "D", Hermitage addition, as of record in Book 161, page 93, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the East margin of Fairfield Avenue 95.5 feet, South 9 degrees 30 minutes West from the South margin of Fain Street; running thence with the East margin of Fairfield Avenue North 9 degrees 30 minutes East, 31 feet to a point, 64.5 feet from the South margin of Fain Street; thence 66 degrees East parallel to Fain Street 129.8 feet to a stake, said stake being 5 feet East of the line between Lots 2 and 3, 31 feet to a stake; thence North 86 degrees West, 133.2 feet to the point of beginning, all in accordance with a survey and plat by Norris H. Hickerson, Surveyor, dated March 24, 1951.

Being the same property conveyed to Wayne Archibald and wife, Barbara Archibald by Deed Deed from Marvin W. Moore and wife, Janice L. Moore of record in Book 8259, Page 387, Register's Office for Davidson County, Tennessee, dated December 14, 1990 and recorded on December 18, 1990.

Being the same property conveyed to Marcus Archibald and Tamika Archibald, as joint tenants with rights of survivorship and reserving a life estate for Wayne Archibald and Barbara Archibald, husband and wife by Quitclaim Deed from Wayne Archibald and wife, Barbara Archibald of record in Instrument No. 20220623-0071781 Register's Office for Davidson County, Tennessee, dated June 14, 2022 and recorded on June 23, 2022.

Wayne Archibald having died on August 17, 2022 and Barbara Archibald having died on June 16, 2025, both life estates expired upon their deaths.

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 161, Page 93, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **85 Fairfield Avenue, Nashville, Tennessee 37210**.

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 24th DAY OF FEBRUARY, 2026.

Marcus Archibald

Tamika Archibald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS ARCHIBALD, 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 24th of February, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMIKA ARCHIBALD, 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 24th of February, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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