BOX 10-A WARRANTY DEED

Karen Johnson Davidson County
Batch # 1389297 DEEDWARR
03/06/2026 10:05:41 AM 2 pgs
Fees: $13.00 Taxes: $2,504.90
20260306-0018073

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Freeland and Elizabeth Martin	NEW OWNER	
(NAME)	(NAME)	146 16 0 062.00
515 Brentlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, I/WE **KATHRYN D. MILLER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW FREELAND AND ELIZABETH MARTIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being in the County of Davidson, State of Tennessee:

Lot 64, on the plan of BRENTWOOD HALL, SECTION III of record in Plat Book 2133, Page 14, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kathryn D. Miller, a(n) unmarried, by Warranty Deed from Tyler M. Tashie and wife, Katherine A. Beaman, of record in Instrument No. 20210520-0068426, in the Register's Office of Davidson County, Tennessee, dated May 18, 2021, and recorded on May 20, 2021.

Kathryn D. Miller has since married. Robert Wayne Hurst, III, joins in this conveyance for the purpose of conveying any and all right, title and interest he may have, martial or otherwise.

Kevin D. Montgomery herein signed as Attorney in fact for Kathryn D. Miller and Robert Wayne Hurst, III. Said Power of Attorney is of record Instrument No. 20260218-0012841 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 515 Brentlawn Drive, Nashville, TN 37220
(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 4th day of March, 2026

KATHRYN D. MILLER
BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

ROBERT WAYNE HURST, III
BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery to me known to be the person who executed the foregoing instrument on behalf of Kathryn D. Miller and Robert Wayne Hurst, III and acknowledged that he executed the same as the free act and deed of Kathryn D. Miller and Robert Wayne Hurst, III.

Witness my hand and official seal this 4th day of March, 2026.

Commission expires

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

Notary Public

MO2026-214