Karen Johnson Davidson County
Batch# 1394232 DEEDWARR
03/18/2026 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20260318-0021605

Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
Ste. 202
Hendersonville, TN 37075
H-26-681

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of March, 2026

Notary Public

Commission Expires: 5-9-26

MELISSA R. SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Derek Eli and Melissa Eli 1225 Sunnymeade Drive Nashville, TN 37216	**Same As New Owner**	061-15-0-134.00

WARRANTY DEED

FOR AND IN 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,

Jordan Cash Miller, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derek Eli and Melissa Eli, married to each other

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:

Land in Davidson County, Tennessee, being Lot No. 71 and 72, Block "D" on the Plan of Subdivision of Sunnymeade of record in Plat Book 974, Page 56 and 57, 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 Jordan Cash Miller, an unmarried man by Warranty

Deed from Faye T Foster and James N. Foster, wife and husband of record in Instrument No. 20210510-0062508 Register's Office for Davidson County, Tennessee, dated May 06, 2021 and recorded on May 10, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1225 Sunnymeade Drive, Nashville, TN 37216

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 so 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.

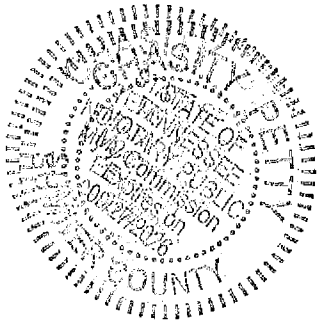
Dated this the 17th day of March, 2026.

Jordan Cash Miller

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 17th day of March, 2026, before me personally appeared Jordan Cash Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of March, 2026.



Chasity Petty
Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 3-17-26.

Affiant Signature 3-17-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of March, 2026.

Notary Signature

My Commission Expires: 5-4-26

