Karen Johnson Davidson County
Batch# 1396156 DEEDWARR
03/23/2026 10:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20260323-0022756

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

B. Cotney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2026.

Jade Floyd
Notary Public

MY COMMISSION EXPIRES:
05/16/27
(AFFIX SEAL)

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

02-NSH26-10793

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kacie Miller and Samantha Miller 4902 Delaware Avenue Nashville, TN 37209	New American Funding 1 MacArthur Pl. Ste 800 Santa Ana, CA 92707	091-11-0U-003.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Duane, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kacie Miller, a single woman and Samantha Miller, a single woman, as joint Tenants with right of survivorship**, hereinafter called the Grantees, their 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, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit C of Homes at Delaware and 49th Avenue N., a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Delaware and 49th Avenue N., a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170524-0051426, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Delaware and 49th Avenue N., a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170524-0051426, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Christopher Duane, unmarried by Warranty Deed from Potter Brothers Construction,LLC, a Tennessee limited liability company of record in Instrument No. 20180706-0065539 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 06, 2018.

Map/Parcel 091-11-0U-003.00-CO

Margaret Goodner, spouse of the Grantor, hereby joins in the execution of this instrument to convey any marital interest she may have in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4902 Delaware Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of March, 2026

Christopher Duane

Maggie Goodman

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher Duane with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Knoxville, Tennessee, this 19th day of March, 2026.

Notary Public

My Commission Expires: 8/28/29

TERESA BRONSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES AUGUST 28, 2029

WITNESS my hand this 19 day of March, 2026

Margaret Goodner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Margaret Goodner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 19th day of March, 2026.

Notary Public

My Commission Expires: 05. 16. 29

FAITH L LOWE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 March 19, 2026.

Signature

March 19 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this March 19 2026

Notary's Signature

My Commission Expires: 05/10/2027

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY