Karen Johnson Davidson County
Batch# 1398761 DEEDWARR
03/30/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20260330-0024762

WARRANTY DEED

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~23RD~~ 25th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/21/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Chadwick General Contractors, Inc	Chadwick General Contractors, Inc	071-14-3B-003.00-CO
(NAME)	(NAME)	
3351 Eslin Court	3351 Eslin Court	
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37130	Murfreesboro TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Fifty Thousand And No/100 Dollars ($1,250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AARON SHANE MILLER AND LEGENNA MILLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHADWICK GENERAL CONTRACTORS, INC, A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Unit No. 3 on of Raven, A Planned Unit Development (formerly known as Veritas Nashville, A Planned Unit Development), established pursuant to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220401-0038293, as amended in Instrument No. 20221228-0133029, in the Register's Office for Davidson County, Tennessee, to which Exhibit "B" of the Declaration and Amendment reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron Shane Miller and LeGenna Miller, husband and wife by Warranty deed from 1110 Baptist Partners a Tennessee general partnership of record in Instrument No. 20231023-0082714, Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 23, 2023.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 1404 Napoleon Street, Nashville, TN 37207
(House No.) (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 successors 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 successors 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 our hands this 25th day of March, 2026.

Aaron Shane Miller

LeGenna Miller

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Aaron Shane Miller and LeGenna Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of March, 2026.

Notary Public
My commission expires: 8/21/2027

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

After Recording Return to:
Trinity Title LLC
401 W Main St Ste 200
Murfreesboro, TN 37130

Certificate of Authenticity

I, Aimee Cain, 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 25, 2026.

Date

Aimee Cain

Affiant Signature

March 27, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of March, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

