Karen Johnson
Batch # 1405037
04/14/2026 09:54:38 AM
Fees: $13.00 Taxes: $4,347.50
20260414-0030208

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 03-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF April, 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
Kevin Miller and Alexandra Mahdasian Miller	New Owner	
(NAME)	(NAME)	083 12 0 013.00
2415 A Chapman Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, WE, **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN MILLER AND ALEXANDRA MAHDASIAN MILLER, 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:

Land located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 2415 A & B CHAPMAN DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2415 A & B CHAPMAN DRIVE, a Horizontal Property Regime, of record in Instrument No. 20250127-0006109, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Equity Partners Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Carolyn A. Ross, single, of record in Instrument No. 20241121-0091243, in the Register's Office of Davidson County, Tennessee, dated November 19, 2024, and recorded on November 21, 2024.

Being a part the same property conveyed to Carolyn A. Ross, single woman, by Warranty Deed from Margaret H. Herbison, individually as devisee and as Executrix of the Estate of Emily H. Burge, deceased, of record in Instrument No. 20030312-0033130, in the Register's Office of Davidson County, Tennessee, dated March 07, 2003, and recorded on March 12, 2003.

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 2415 A Chapman Dr, Nashville, TN 37206
(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 6th day of April, 2026

EQUITY PARTNERS GROUP, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
COLIN ELLIS, AUTHORIZED MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Colin Ellis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Member of Equity Partners Group, LLC, a Tennessee Limited Liability Company the within named bargainor, a Tennessee limited liability company and that he as such Authorized Member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Member.

Witness my hand and official seal this 6 day of April, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public