Karen Johnson Davidson County
Batch# 1405195 DEEDWARR
04/14/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,774.00
20260414-0030419

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9444-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,020,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-10-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Haeg, Jr. and Courtney Haeg	Alcova Mortgage LLC	
910 Benton Avenue	308 Market St. SE	105-09-0-400.00
Nashville, TN 37204	Roanoke, VA 24011	
(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, **Vera Elsie Kuhlke Gardner, an unmarrid woman,Jackson Armstrong Miller, an unmarried man, and Anna Adair Miller, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Haeg, Jr. and Courtney Haeg, 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 in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 44, on the Plan of Waverly Place, of record in Book 57, Page 95, Register's Office of Davidson County, Tennessee. Said property fronts 50 feet on the northerly margin of Benton Avenue, formerly Arthington Street, and extends back 250 feet on the easterly line 247 feet more or less, on the westerly line to the southerly margin of an alley, measuring 50 feet thereon.

Being the same property conveyed to James E. Miller by Warranty Deed from William E. Harkey, married, dated August 16, 2000 and recorded August 25, 2000 in Instrument No. 200008250084084, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James E. Miller and wife, Denise Miller by Quitclaim Deed from James E. Miller, dated April 3, 2012 and recorded April 11, 2012 in Instrument No. 20120411-0031038, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James E. Miller by Quitclaim Deed from Denise Miller dated February 9, 2015 and recorded February 19, 2015 in Instrument No. 20150219-0014425, Register's Office of Davidson County, Tennessee.

The said James E. Miller has since died, intestate. Reference is made to the affidavt of heirship recorded as Instrument 20250626-0050443, said Register's Office, identifing Vera Elsie Kuhlke Gardner, Jackson Armstrong Miller and Anna Adair Miller as the Heirs of James E. Miller. The probate of the Estate of James E. Miller (aslo known as James Eaton Miller) has been filed with the Circuit Court of Davidson County, Tennessee (Probate Division), under Docket number 25P405.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **910 Benton Avenue, Nashville, TN 37204**

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 our hands this the 13th day of April, 2026.

Vera Elsie Kuhlke Gardner

Jackson Armstrong Miller by Denise Miller, his attorney-in-fact

Anna Adair Miller by Denise Miller, her 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 **Vera Elsie Kuhlke Gardner ,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of April, 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Denise Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Jackson Armstrong Miller and Anna Adair Miller**, as their Attorney in Fact, as the free act and deed of the within named **Jackson Armstrong Miller and Anna Adair Miller.**

Witness my hand and official seal this the 13th day ofApril, 2026.

My Commission expires 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 13 day of April, 2026.

Affiant Signature
Date 4-13-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028