Karen Johnson Davidson County
Batch# 1413804 DEEDWARR
04/30/2026 12:42:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20260430-0038470

Name and Address of New Owner:
Jeffery S. Miller and Julie E. Miller
322 Greenway Avenue
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 081-06-0-237.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gilbert Moreland Elam, a married man**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Jeffery S. Miller and Julie E. Miller, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cumberland Gardens, Section VIII, of record in Book 3300, Page 82, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of 25th Avenue North, being a common corner of Lots 1 and 2; thence with the margin of said 25th Avenue North, southwardly 50 feet to a concrete monument; thence around a curve to the right, 31.4 feet to a concrete monument in the northerly margin of 25th Avenue North Count; thence with the margin of the same, westwardly 71.5 feet to a point; thence with the line between Lots 2 and 3, northerly 70 feet to a concrete monument; thence with the line between Lots 1 and 2, eastwardly 91.5 feet to the point of beginning

Being the same property conveyed to Wilmatine Elam and spouse, Roosevelt G. Elam, Jr., by Warranty Deed from Gary Henderson, Jr. and wife, Virginia Henderson, of record in Book 10067, Page 717, Register's Office for Davidson County, Tennessee, dated May 29, 1996 and recorded on May 31, 1996. The said Roosevelt G. Elam, Jr. having died on or about October 14, 2011, leaving Wilmatine Elam as surviving tenant by the entirety. The said Wilmatine Elam died on August 24, 2023, survived by Gilbert Moreland Elam. Affidavit of Heirship of Record in Instrument No. 20251003-0078833 and Instrument No. 20251003-0078834.

This property is not a marital residence and as such is not subject to any homestead, dower orother marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 1843 25th Avenue North, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of April, 2026.

Gilbert Moreland Elam (SEAL)

STATE OF MISSISSIPPI
COUNTY OF Hinds

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gilbert Moreland Elam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2026.



Deborah K. Hicks
Notary Public
My commission expires: 11-11-2028

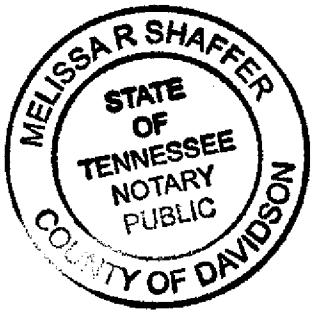
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 5-9-26



File No. GNT-26-4583

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 4-29-26.

Affiant Signature

4-29-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of April, 2026.

Notary Signature

My Commission Expires: 5-9-26

