Karen Johnson Davidson County
Batch # 1424004 DEEDWARR
05/21/2026 02:43:41 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20260521-0046599

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LL-TPH-26-471

WARRANTY DEED

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/16/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0171

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SNA Construction LLC	New Owner	Map: 133-14-0-039.00
(NAME) 9792 Jupiter Forrest Dr	(NAME)	
(ADDRESS) Brentwood, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SUSAN RENEE ULYSSE, JESSE DALE DUKE, JR., AND DEBORAH ALINE CROSSON, HEIRS OF THE ESTATE OF CHARLEY SAM MILLER, JR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SNA CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 88, on the Plan of Elysian Park, of record in Book 2331, Page 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charley Sam Miller, Jr., unmarried, by Quitclaim Deed from Carole Edmondson Roberge (f/k/a Carole Rose Edmondson) Successor Trustee of the Ruby Ellen Miller Revocable and Living Trust U/A/D 12/15/2000, of record in Instrument No. 20171207-0124815, dated

December 5, 2017, Register's Office for said County. See also prior deed of record in Instrument No. 20001218-0123606, said Register's Office. The said Charley Sam Miller, Jr. died intestate on 5/15/2025 leaving as Sole Heirs, Susan Renee Ulysse, Jesse Dale Duke, Jr., and Deborah Aline Crosson, the Grantors herein. See also Probate No. 26P266, Probate Court of Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20260521-0046598, said Register's Office.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 32, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5369, Page 325, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2435, Page 360, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 471 Elysian Fields Rd., Nashville, TN 37211
(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 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 20th day of May, 2026.

Deborah Aline Crosson
Deborah Aline Crosson

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 Deborah Aline Crosson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this 19 day of May, 2026.

Susan Renee Ulysse

Susan Renee Ulysse

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 Susan Renee Ulysse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of May, 2026.

My Commission Expires: October 20, 2026

Angie Seriana

Notary Public

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Witness our hands this ~~18~~ NK 18th day of May, 2026.

Jesse Dale Duke, Jr.

STATE OF TENNESSEE
COUNTY OF TROUSDALE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse Dale Duke, Jr., 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 for the purposes therein contained.

Witness my hand and official seal this, 18th day of May, 2026.

My Commission Expires: 3/28/2028

Notary Public

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/2028