Karen Johnson Davidson County
Batch# 1429585 DEEDWARR
06/09/2026 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260609-0051683

WARRANTY DEED

(SEAL)
ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-TC-5010-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mollye Ownby and Paul C. Rivera	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
(NAME)	(NAME)	
5010 Meta Drive	**408 Highway 76**	**161-02-0-043**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

AMANDA C. MILLER AND ALEXANDER P. MILLER, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MOLLYE OWNBY, AND PAUL C. RIVERA,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 65 on the Plan of MCMURRAY HILLS, of record in Plat Book 3700, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda C. Miller and Alexander P. Miller, wife and husband, by Warranty Deed from Heather Wetherington and Charles Wetherington, wife and husband, of record in Instrument No. 20140916-0084622, in the Register's Office of Davidson County, Tennessee, dated September 12, 2014, and recorded on September 16, 2014.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCMURRAY HILLS, as recorded in Plat Book 3700, Page(s) 5.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3882, Page 846.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **AMANDA C. MILLER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202606090051681, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ALEXANDER P. MILLER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202606090051682, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **5010 Meta Drive, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th day of June, 2026.

Amanda C. Miller by _____, her attorney in Fact
Amanda C. Miller by John Bishop, her Attorney-In-Fact

Alexander P. Miller by _____, his attorney in Fact
Alexander P. Miller by John Bishop, his 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, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **AMANDA C. MILLER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **AMANDA C. MILLER.**

Witness my hand and official seal this **5th** day of **June, 2026**.

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ALEXANDER P. MILLER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ALEXANDER P. MILLER.**

Witness my hand and official seal this **5th** day of **June, 2026**.

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christina Higgins, 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 6/5/2026.

Date

Affiant Signature

6/5/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029