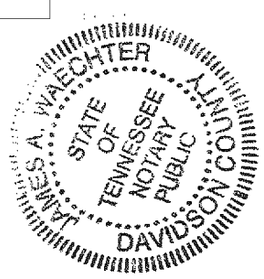
Karen Johnson Davidson County
Batch# 1437302 DEEDWARR
06/23/2026 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260623-0056545



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Tracy Perry
Affiant

Subscribed and sworn to before me, this 17th day of June, 2026.

Notary Public
My commission expires: 11-8-27

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Manuel Gaitan Garcia **Luz Elena Garcia Aguilar**	new owners	**142070F02500CO**
7252 Hwy 70 S #703		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Patrick Miller, married

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

Manuel Gaitan Garcia and Luz Elena Garcia Aguilar, 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 Lot No. 25, Unit No. 703, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 20000720-0071772, as re-recorded as Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869 (as erroneously referred to as Instrument No. 20060824-0104S69 in prior deed), in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Patrick Miller, unmarried, by Warranty Deed from Rabo K Garba and Cassandra Garba, husband and wife, dated May 24, 2018, of record in Instrument No. 20180601-0052082, in the Register's Office for Davidson County, Tennessee. Morgen Miller joins in the execution of Warranty Deed to convey any marital interest in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Right of Way Easement of record in Book 7308, Page 762, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Instrument No. 20000310-0025049, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

Restrictions of record in Instrument No. 20000720-0071772, as re-recorded in Instrument No. 20000828-0084760, & amended in Instrument No. 20060824-0104869, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7252 Hwy 70 S #703, Nashville, TN 37221.

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 in 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.

Patrick Miller Date: 6/17/24
Patrick Miller

Morgen Miller Date: 6/17/24
Morgen Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Patrick Miller and Morgen Miller, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June 2024.

NOTARY PUBLIC

My Commission Expires: 5/8/24

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Nancy Enoch, 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 June 17th, 2026 (date of document).

Nancy Enoch
Affiant Signature

June 22nd, 2026
Date

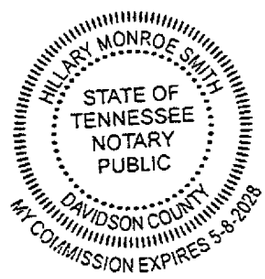
State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2028

NOTARY'S SEAL



202606230056545