Karen Johnson Davidson County
Batch# 1438515 DEEDWARR
06/26/2026 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20260626-0057928

WARRANTY DEED

File No. EB-26-2765

TAMEIKA L. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 8/10/2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Miller and Jodie S. Miller	New owners	
(NAME)	(NAME)	
3107 Patcham Drive, #103		188-10-0I-103.00-CO
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, I/we, **Joseph Williams and Olga Williams, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David S. Miller and Jodie S. Miller**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103 of Carothers Farms Stacked Flats (within Lot 382), A Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats, A Condominium Development of record in Instrument Number 20180917-0092013, as amended in Instrument Number 20190710-0066979 and Instrument Number 20210629-0087678 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "2" to Fifth Supplement to the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats (Annexing Building 382) of record in Instrument Number 20210629-0087678 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Williams and Olga Williams, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220602-0063886 Register's Office for Davidson County, Tennessee, dated June 01, 2022 and recorded on June 02, 2022. Olga Williams executes this instrument on behalf of Joseph K. Williams pursuant to Power of Attorney recorded in Instrument No. 20260611-0052841, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 3107 Patcham Drive, #103, Nolensville, TN 37135.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 12th day of June, 2026.

Joseph K. Williams by Olga Williams AIF
Joseph K. Williams by Olga Williams, Attorney-In-Fact

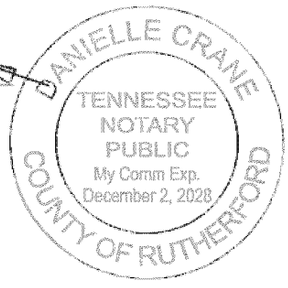
Olga P. Williams
Olga Williams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Olga Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Joseph K. Williams, and that this instrument was executed on behalf of the said Joseph Williams for the purposes therein contained pursuant to a Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20260611-0052841, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 12th day of June, 2026.

Danielle Crane
Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 22nd, 2026.

Custodian's Signature — 06.22.26 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

MY COMMISSION EXPIRES: 3/16/2030

TAMEIKA L. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202606260057928