THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17639-BW	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 312,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF July, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1445028 DEEDWARR
07/10/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20260710-0062613

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isela Zamorano Pierce and Ian Runnels	Bank of Tennessee	
3231 Masonwood Drive	2208 Crestmoor Rd, Suite 1	050-10-0-015.00
Nashville, TN 37207	Nashville, TN 37215	
(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, WE, **Jane M. Miller and Russell William Miller, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isela Zamorano Pierce and Ian Hayes Runnels, a married couple**

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:

Being Lot No 779 of the Plan of Parkwood Estates, Section Four, as of record in Book 3300, Page 79, register's office for Davidson County, Tennessee, and to which plat reference is hereby made for a more complete description.

Said Lot No. 779 Fronts 74.52 Feet on the Northerly side of Masonwood Drive and Runs Back Between Lines, 140.96 Feet on the Easterly side and 140.28 feet on the westerly side, to a line in the rear, measuring 77.02 feet thereon.

Being the same property conveyed to James H. Ellison, Sr. and Clister E. Hester by Warranty Deed from Leland D. Watts and wife, Winnifred A. Watts of record in Book 6571, page 71, Register's Office for Davidson County, Tennessee, dated May 31, 1985 and recorded on June 03, 1985.

Being the same property conveyed to James H. Ellison, Sr. by Quitclaim Deed from Clister E. Ellison of record in Book 8784, page 861, Register's Office for Davidson County, Tennessee, dated November 05, 1992 and recorded on November 13, 1992.

James H Ellison Sr, A/K/A James (Jake) Herbert Ellison Sr, Died Testate November 9, 2022. by order approving contract for the sale of real property filed in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No 23P505, James Ellison III, Executor, has Authority to sell said property.

Being the same property conveyed to Jane Mebane Pennell, an unmarried woman and Russell William Miller, an unmarried man, as tenants in common with right of survivorship by Warranty Deed from James Ellison III, Executor of the Estate of James (Jake) Herbert Ellison, Sr., of record in Instrument No. 20230403-0024110 Register's Office for Davidson County, Tennessee, dated March 29, 2023 and recorded on April 03, 2023.

Jane Mebane Pennell having since married to Russell William Miller and is now known as Jane M. Miller.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3231 Masonwood Drive, Nashville, TN 37207**

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 the 7th day of July, 2026.

Jane M. Miller

Russell William Miller

STATE OF NC
COUNTY OF Catawba

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jane M. Miller,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of July, 2026.

My Commission expires: August 19, 2030

Willie Mae Barber
Notary Public

WILLIE MAE BARBER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 8/19/30

STATE OF NC
COUNTY OF Catawba

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Russell William Miller,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of July, 2026.

My Commission expires: August 19, 2030

Willie Mae Barber
Notary Public

WILLIE MAE BARBER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 8/19/30

True Copy Certification

I, **Tammy Carney,** 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 this the 7 day of July, 2026.

Affiant Signature
Date 7.9.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027