# WARRANTY DEED

Karen Johnson
Batch # 1447831
07/16/2026 09:23:50 AM
Fees: $18.00 Taxes: $2,127.50
Davidson County
DEEDWARR
3 pgs
20260716-0064260

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/6/27

(AFFIX SEAL)

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
**Priority Title LLC**
**239 Veterans Parkway, Suite B**
**Murfreesboro, TN 37128**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Gerald Rowe III** | Rocket Mortgage, LLC | **072-12-0-248.00** |
| (NAME) **1908 Pinehurst Drive** | (NAME) 1050 Woodward Avenue | |
| (ADDRESS) **Nashville, TN 37216** | (ADDRESS) Detroit, MI 48226-1906 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED, WE, **Miles Family Enterprises 1, LLC, an Alabama Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO **Gerald Rowe III, a single person,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING Lot No. 325 on the Plan of Section Three, Burchwood Gardens of record in Plat Book 2900, Page 116, 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 Miles Family Enterprises 1, LLC, An Alabama Limited Liability Company by Warranty Deed from Teresa Randolph, Married and Deborah May, Single and Susan Curtis, Married of record in Instrument No. 20220701-0076863 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on July 01, 2022.

This is ( ) **unimproved** ( x ) **improved** property known as: **1908 Pinehurst Drive, Nashville, TN 37216**

Witness my/our hand (s) this the 8 day of July, 2026.

Miles Family Enterprises 1, LLC, an
Alabama Limited Liability Company

Marcus B Miles, Member

BY: Marcus B. Miles
ITS: Member

STATE OF Alabama

COUNTY OF Tallapoosa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named MARCUS B. MILES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the MEMBER of MILES FAMILY ENTERPRISES I, LLC, and that they are authorized by MILES FAMILY ENTERPRISES I, LLC, to execute this instrument on its behalf as such MEMBER.

Witness my hand and official seal this 8 day of July, 2026.

Notary Signature

My commission expires: July 5, 2027

VIKKI A. ADAMSON-REED
Notary Public
Alabama State at Large
My Commission Expires Jul 5, 2027

Witness my/our hand (s) this the 8 day of July, 2026.

Miles Family Enterprises 1, LLC, an
Alabama Limited Liability Company

Linda J. Miles, member
BY: Linda J. Miles
ITS: Member

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named LINDA J. MILES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the MEMBER of MILES FAMILY ENTERPRISES I, LLC, and that they are authorized by MILES FAMILY ENTERPRISES I, LLC, to execute this instrument on its behalf as such MEMBER.

Witness my hand and seal, at office, this 8 day of July, 2026.

Notary Signature

My commission expires: 12-3-2029

CHANEL WHITE
NOTARY PUBLIC
ALABAMA STATE AT LARGE