Karen Johnson Davidson County
Batch# 1448836 DEEDWARR
07/17/2026 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20260717-0064917

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554599**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2026. Notary Public My Commission Expires: 1/24/28

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Alvin E. Miller, Sr. and Dominique P. Miller 165 Babb Drive Joelton TN 37080	Send Tax Bills To: JP Morgan Chase Bank, N.A. 1111 Polaris Parkway Columbus, OH 43240-2050.	Tax Information: Tax Parcel ID No. 021 00 0 076.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maurice J. Golden and Sharon D. Golden, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alvin E. Miller, Sr,. a married man and spouse, Dominique P. Miller,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 9 on the unrecorded WILLIAMS GIFFORD SUBDIVISION TRACT in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Brian Rainey, #823, known as Job No. 80-247, as follows:

Lot No. 9 begins at a point in the center of a privately maintained road at the common boundary between Lots Nos. 8 and 9; thence Southeasterly South 08 deg. 24 min. 13 sec. East 779.60 feet along said common boundary to a point in the Southerly boundary of said tract; thence Northeasterly along the Southerly boundary, North 57 deg. 46 min. 15 sec. East 189.15 feet to a point; thence North 37 deg. 49 min. 12 sec. East 159.26 feet to a point; thence North 82 deg. 35 min. 38 sec. East 60.55 feet to a point in the common boundary of Lots Nos. 9 and 10; thence, Northwesterly along said common boundary, North 10 deg. 27 min. 02 sec. West 528.87 feet to a point in the common boundary between Lots Nos. 9 and 10 located in the center of a privately maintained road; thence Northwesterly along the center of said road, South 63 deg. 46 min. 56 sec. West 621.82 feet to a point; thence North 66 deg. 20 min. 45 sec. West 196.64 feet to a point; thence South 71 deg. 03 min. 23 sec. West 107.28 feet to the point of beginning, containing 5.15 acres, more or less.

Being the same property conveyed to Maurice J. Golden and wife, Sharon D. Golden, as tenants by the entirety, by Warranty Deed from Leslie Preston, unmarried, of record in Instrument No. 20071116-0134661, in the Register's Office of Davidson County, Tennessee, dated November 15, 2007, and recorded on November 16, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement for Roadway and Public Utility, recorded in Book 6818, Page 856.

Right of Way Agreement as set forth in instrument recorded in Book 1357, Page 70 and Book 2638, Page 429.

Agreement to Maintain Roadway as set forth in instrument recorded in Book 6697, Page 795.

Rights of the public to the use of that part of the land described herein within the bounds of Babbs Dr.

Note: The Company finds no public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in WILLIAMS GIFFORD SUBDIVISION TRACT, nor any proof that they are publicly maintained.

Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 165 Babb Drive Joelton TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2026.

Maurice J. Golden

Sharon D. Golden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maurice J. Golden and Sharon D. Golden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Certification of Recorded Documents

I, Karen Suggs, 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 July 15, 2026.

(AFFIANT) – Karen Suggs

07/15/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of July, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY