Name and Address of New Owner:
Jeffrey S. Miller and Julie E. Miller, husband and wife

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26050804

Send Tax Statements To:
same
322 Greenway Ave
Nashville, TN 37205

Map and Parcel: 095-07-0-039.00

Karen Johnson Davidson County
Batch# 1450410 DEEDWARR
07/22/2026 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,347.17
20260722-0066286

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Jean McRedmond**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey S. Miller and Julie E. Miller, 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:

Being Lot No. 194 on the plan of Merry Oaks Subdivision of record in Book 1835, page 67 and 68, Register's Office of Davidson County, Tennessee.

Said lot No. 194 fronts 84 feet on the southerly margin of Fairway Drive, and runs back 274.6 feet on the westerly line and 302.6 feet on the easterly line, which is a broken line, to the northerly line of Lot No. 184 on which it measures 22.5 feet.

Being the same property conveyed to Edward V. McRedmond and wife, Jean M. McRedmond by Warranty Deed filed for record on July 19, 1971 in Book 4521, page 199, of the Register's Office in Davidson County, Tennessee. The said Edward Vincent McRedmond died on October 22, 2021, leaving wife, Jean M. McRedmond as the surviving tenant. The said Jean M. McRedmond died testate on December 5, 2024, and pursuant to the Last Will and Testament of Jean McRedmond of record Case No. 24P-2528, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, the Executrix of said estate was given the authority to sell the subject property without the joinder of the devisees. Ellen Colleen Ritter was appointed Executrix of the Estate of Jean McRedmond as evidenced by the Letters Testamentary issued by the Cuircuit Court of Davidson County, Tennessee, dated March 20, 2026.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 249 Fairway Drive, Nashville, TN 37214

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 assigns, 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 hand this 20th day of July, 2026.

Estate of Jean McRedmond

BY: _____

Ellen Colleen Ritter
Executor

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Ellen Colleen Ritter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix of Estate of Jean McRedmond and that she as such Executrix executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th of July, 2026.

_____
Notary Public
My Commission Expires: 3/14/30

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $364,100.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 20th day of July, 2026.

_____
Notary Public
My Commission Expires: 1-22-29

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 7.20.26 (date of document).

Angel Hyde

Affiant Signature

July 21, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

202607220066286