Karen Johnson Davidson County
Batch# 1450642 DEEDWARR
07/22/2026 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $6,878.30
20260722-0066579

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $1,859,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of July, 2026. Notary Public My commission expires: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: **Sara Best Foote & Mason Bass Foote**	Send Tax Bills To: **"NEW OWNER"**	Map-Parcel Numbers **103-03-0-122.00**
4905 Dakota Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Neal E. Miller and Martha S. Miller, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara Best Foote and Mason Bass Foote, 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:

Land in Davidson County, Tennessee, being the westerly 45 feet of Lot No. 806 and the easterly 10 feet of Lot No. 808 of Block 37, on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 806 and 808 front 55 feet of the southerly margin of Dakota Avenue, formerly Fourth Avenue, and extends back between parallel lines 150.0 feet to a dead line in the rear, which measures 55.0 feet thereon.

Being all the same property conveyed to Neal E. Miller and Martha S. Miller, husband and wife, by Warranty Deed dated May 31, 2017, from Aspen Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20170601-0054578, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.**

2) **Subject to an easement for storm sewer across the southwesterly part of the premises as stated in the Deeds of record in Book 3376, Page 446, and Book 5465, Page 795, said Register's Office.**

3) **Restrictive Covenant for Detached Structure of record in Instrument No. 20161216-0132285, said Register's Office.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 4905 Dakota Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this 22nd day of July, 2026.

Neal E. Miller

Martha S. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Neal E. Miller and Martha S. Miller, husband and wife the within named bargainor(s), 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 and official seal at Nashville, Tennessee, this 22nd day of July, 2026.

Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 22 day of July, 2026.

Affiant Signature
Date 7-22-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 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