Karen Johnson Davidson County
Batch# 1451986 DEEDWARR
07/28/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20260728-0068335

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654685

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $835,000.00.

Rowan Chesney
Affiant

Subscribed and sworn to before me, this 23rd day of July, 2026.

Notary Public
My Commission Expires: 3.20.28

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine Rudolph and Nicholas Rudolph 522 11th Street Nashville TN 37206	New Owner	Tax Parcel ID No. 094-01-0-003.00

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, **Rory Townshend Miller and Asya Colleen Tenette Miller, joint tenants and Carolyn Louise Hodnik , an unmarried woman** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Katherine Rudolph and Nicholas Rudolph, wife and husband**, ("Grantees"), their 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(s) 15, as shown on the map entitled Mayline Weakley's Plan of "Confederate Hill" Subdivision of Lot No. 26 Hobsons Addition to Edgefield, of record in Plat Book 332, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RORY TOWNSHEND MILLER and ASYA COLLEEN TENETTE MILLER, HUSBAND AND WIFE, and CAROLYN LOUISE HODNIK, by deed from 522 SOUTH 11TH STREET LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200804-0086141, dated July 31, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 094-01-0-003.00.

Matters shown on the Plan of record in Plat Book 332, page 134, said Register's Office.

This is improved property located at 522 11th Street Nashville TN 37206

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 23rd day of July, 2026.

Rory Townshend Miller

Asya Colleen Tenette Miller

Carolyn Louise Hodnik

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rory Townshend Miller and Asya Colleen Tenette Miller, and Carolyn Louise Hodnik, 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 23rd day of July, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/23/2026 (date of document).

Affiant Signature

7/27/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

