WARRANTY DEED

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

aprobledo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2026.

Notary Public
MY COMMISSION EXPIRES: 5-20-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas H. Payne	NEW OWNER	093-06-1J-031.00-CO
(NAME) 415 Church Street, Unit 1114	(NAME)	
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1456625 DEEDWARR
08/07/2026 03:37:30 PM 6 pgs
Fees: $33.00 Taxes: $2,978.50
20260807-0073160

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Joel E. Miller, Trustee of the Miller-Roberts Trust dated June 12, 2023, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Thomas H. Payne and Jan Payne, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 1114, together with the appurtenant interest in the common elements of Viridian, a Condominium, a horizontal property regime established by a Master Deed, of record in Instrument No. 20061004-0122833, and Instrument No. 20061004-0122834, Attorney's Certificate recorded as Instrument No. 20061004-0122836, First Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20070711-0082578, Second Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20100616-0046702, Master Deed of Trust recorded as Instrument No. 20100616-0046722, Third Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20111006-0077592, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20120802-0068536, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20140128-0007721, Affidavit of Scrivener's Error recorded as Instrument No. 20140530-0046816, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20171002-0100849, Seventh Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20180510-0045059, transfer of Declarant rights as recorded in Instrument No. 20190819-0083016, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20191211-0127973, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20210224-0022602, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20210316-0034923, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20210504-0059486, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20210527-0071781, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20220322-0032699, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20220413-0042759, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20220601-0063430, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20220609-0065739, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20230518-0037490, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20230915-0072432, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20240829-0066620, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20241023-0082450, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006012, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006070, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006107, and Amendment to the Master Deed for Viridian, a Condominium of record in Instrument No. 20250730-0060230, and Instrument No. 20260113-0003243, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel Eric Miller and Pamela Davette Roberts, husband and wife by Warranty Deed from Mike Ladouceur and Penny Ladouceur, husband and wife, dated 07/30/2023, of record in Instrument No. 20201113-0134277, Register's Office for Davidson County, Tennessee.

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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 415 Church Street, Unit 1114, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 30th day of July, 2026.

Joel E. Miller, Co-Trustee

Jennifer A. Thornton, Co-Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joel E. Miller, Co-Trustee of the Miller-Roberts Trust dated June 12, 2023 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged themselves to be the within named bargainor and that they executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 30th day of July, 2026.

SEE ATTACHED

Notary Public:

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 07/29/2026 (Date) before me, Siavash Rezaei Rokhsari, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Joel E. Miller (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2503912
My Comm. Expires Dec 3, 2028

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

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(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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Effective the 30th day of July, 2026.

Joel E. Miller, Co-Trustee

Jennifer A. Thornton, Co-Trustee

State of Tennessee
County of Davidson

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Witness my hand and Official seal at office on this 30th day of July, 2026.

Notary Public:

My Commission Expires: _____

EA

E. ALARID
Notary Public - California
San Bernardino County
Commission # 2552972
My Comm. Expires May 17, 2030

State of California
County of San Bernardino

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer A. Thornton, Co-Trustee of the Miller-Roberts Trust dated June 12, 2023 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged themselves to be the within named bargainor and that they executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this ~~30th~~ 29 EA day of July, 2026.

Notary Public:

My Commission Expires: May 17, 2030

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

E. ALARID
Notary Public - California
San Bernardino County
Commission # 2552972
My Comm. Expires May 17, 2030

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 7/30/2026.

Affiant Signature

7/30/2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 30th day of July, 2026.

Notary Public

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 05-20-2029

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