Karen Johnson Davidson County
Batch# 1456718 DEEDWARR
08/10/2026 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260810-0073314

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2026.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affix Seal)

Notary Public

My Commission Expires: 1/4/2027

Lindskoug-P26-0158

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Gabriella Lindskoug	**New Owner**	119.08-0-100.00
714 Greymont Drive	**Property**	
Nashville, TN 37217		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeffery S. Miller and wife, Julie Miller**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Gabriella Lindskoug, unmarried woman**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Property located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 66 on the map of Glencliff Estates, Section Two, as of record in Book 1130, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 100 feet on the southerly side of Greymont Drive and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Jeffery S. Miller and wife, Julie Miller by Warranty Deed from Donald Timothy Garrett of record in Instrument No. 20150609-0053788 Register's Office for Davidson County, Tennessee, dated June 05, 2015 and recorded on June 09, 2015.

unimproved ☐
This is improved ☑ Property known as: **714 Greymont Drive, Nashville, TN 37217**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 3rd day of August, 2026.

Jeffery S. Miller

Julie Miller

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeffery S. Miller and Julie Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 3rd day of August, 2026.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Krystal Schuster, 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 **8/3/26**.

Date

Affiant Signature

8/3/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **August**, 20**26**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)