Karen Johnson Davidson County
Batch# 1458769 DEEDWARR
08/11/2026 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20260811-0073993

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keenan Robinson	New Owner	
(NAME)	(NAME)	
555 North Dupont Ave B37	**Property address**	043-10-0A-034-00CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Josephine M. Miller, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **Keenan Robinson** an unmarried man HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Unit No. B-204 (B-37) on the Plat of Madison Park of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Josephine M. Miller, unmarried by Deed dated July 26, 2018 from Willie J. Thomas, recorded July 27, 2018, in Instrument Number 20180727-0073343, in the Official Records of Davidson County, Tennessee.

Power of attorney of record in Instrument No. 202608110073992, said Register's Office.

Josephine M. Miller is aka Josephine. Miller

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 555 North Dupont Avenue, B37, Madison, TN 37115

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 representatives, 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 my hand this 30th day of July, 2026.

Josephine M. Miller by TMcClain Attorney-in-Fact
Josephine M. Miller by Tamara McClain,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2026, before me personally appeared Tamara McClain, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Josephine M. Miller, and who acknowledged that he executed the same as the free act and deed of Josephine Miller.

Witness my hand, at office, this 30th day of July, 2026.

Notary Signature
My commission expires: 05/07/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly Mason, 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 7/31/26.

Affiant Signature

7/31/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of July, 2026.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-27