Karen Johnson Davidson County
Batch# 1459602 DEEDWARR
08/14/2026 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,656.60
20260814-0075973

39403

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $718,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Bryan J. Bossin and Lily Mollin Bossin	New Owner	142-03-0-094.00
(NAME) 406 Hicks Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Donna Miller and husband, Erik Miller, a tenancy by the entirety, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Bryan J. Bossin and Lily Mollin Bossin, husband and wife , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot 2, DMW Subdivision, as shown by plat of record in Instrument No. 20011221-0141303, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Donna Lacap, an unmarried woman by Warranty Deed from Macario M. Lacap and wife Remedios M. Lacap, of record in Instrument No. 20070813-0096557 Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 13, 2007.

Being the same property conveyed to Donna Miller and husband, Erik Miller a tenancy by the entirety by Quitclaim Deed from Donna Miller, formerly known as Donna Lacap of record in Instrument No. 20190509-0043734 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 09, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 406 Hicks Road, Nashville, TN 37221

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11 day of August, 2026.

Donna Miller

Erik Miller

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of August, 2026, before me personally appeared Donna Miller and Erik Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of August, 2026.

Notary Signature
My commission expires:
10/04/2027

RUSSELL NORMENT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 4, 2027
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/11/26 (date of document).

Affiant Signature

8/12/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of August, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

