Karen Johnson Davidson County
Batch# 1462022 DEEDWARR
08/19/2026 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20260819-0077269

Name and Address of New Owner:
Kathryn Miller and Caleb Miller
540 Brewer Dr.
Nashville, TN 37211

Send Tax Bills To:
Kathryn Miller and Caleb Miller
540 Brewer Dr.
Nashville, TN 37211

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Map & Parcel No: 161-03-0-006

WARRANTY DEED

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, **Leigh A. Smith, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kathryn Miller and Caleb Miller, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Whispering Hills, Section Four of record in Plat Book 2900, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Leigh A. Smith, an unmarried woman by Warranty Deed from Chad A. Barnes, an unmarried man of record in Instrument No. 20191002-0100820 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 02, 2019.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 13th day of August, 2026.

Leigh A Smith (SEAL)
Leigh A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2026, before me personally appeared Leigh A. Smith, 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 13th day of August, 2026.

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 09-03-2029

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $529,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leigh A Smith
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this ~~14th~~ 13th day of August, 2026.

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 09-03-2029

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 **8/13/26** (date of document).

Emilee Barrett
Affiant Signature

8/17/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **17th** day of **August**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

