Karen Johnson Davidson County
Batch# 1472629 DEEDWARR
09/15/2026 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260915-0085588

WARRANTY DEED

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

File No. KP-26-3604

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lina Marie Fuenmayor and Kevin Paul Nutting, wife and husband, as to 70%, Gabriel Alberto Fuenmayor, married, as to 20%, and Patti Lynn Pardue, married, as to 10%, as Tenants in Common	New Owner	
(NAME)	(NAME)	096-10-0-194.00
714 Braidwood Drive	710 Braidwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN, 37214	
(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, I/we, **Tommy R. Miller a/k/a Tommy Miller, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lina Marie Fuenmayor and Kevin Paul Nutting, wife and husband, as to 70%, Gabriel Alberto Fuenmayor, married, as to 20%, and Patti Lynn Pardue, married, as to 10%, as Tenants in Common,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 308 on the Plan of Cloverhill Subdivision, Section 7, as of record in Book 2133, page 92, Register's Office for said County.

Said Lot No. 308 fronts 90 feet on the westerly margin of Braidwood Drive, as measured on a curve, and runs back between lines, measuring 149.2 feet on the northerly line and 115 feet on the southerly line to a dead line in the rear, measuring 63.4 feet thereon.

Being the same property conveyed to Tommy Miller by Warranty Deed from Daniel M. Knight and wife, Jennifer L. Knight of record in Instrument No. 20020402-0039498 Register's Office for Davidson County, Tennessee, dated March 29, 2002 and recorded on April 02, 2002.

Tommy Miller is one in the same as Tommy R. Miller

This is property more commonly known as 714 Braidwood Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this ~~15th~~ 14th (EV) day of ~~September~~ August, 2026.

Tommy R Miller
Tommy R. Miller

STATE OF NEW JERSEY
COUNTY OF Gloucester

On this 14th day of August, 2026, before me personally appeared Tommy R. 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 ~~15th~~ 14th (EV) day of ~~September~~ August, 2026.

Elaine T. Vidovich
Notary Signature
My commission expires:

ELAINE T VIDOVICH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 14, 2028

Certificate of Authenticity

I, Harly Pickerign, 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 8/14/26.

Date

Affiant Signature

9/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)