Karen Johnson Davidson County
Batch# 1474541 DEEDWARR
09/17/2026 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,931.40
20260917-0086592

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Daniel Craig	Daniel Craig	108-04-0-196.00
(NAME)	(NAME)	
1000 Fitzpatrick Road	1000 Fitzpatrick Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Two Thousand And No/100 Dollars ($522,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CORAH FERGUSSON, A MARRIED WOMAN AND MITCHELL MILLER AND SARAH MILLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL CRAIG, AN UNMARRIED MAN,** 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. 402, Section 7, Larchwood, as shown on plat of record in Plat Book 6900, Page 274, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Corah Miller, An Unmarried Woman, and Mitchell J. Miller and Sarah Miller, Husband and Wife by Warranty Deed from Jocelyn R. Terry NKA Jocelyn R. Patton, A Single Woman of record in Instrument No. 20231120-0090344, Register's Office for Davidson County, Tennessee, dated November 17, 2023 and recorded on November 20, 2023. Corah Miller is now Corah Ferguson, and her spouse has not resided at the property.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 1000 Fitzpatrick Road, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Witness our hands this 16th day of September, 2026.

Corah Fergusson

Corah Fergusson

Mitchell Miller

Mitchell Miller

Sarah Miller

Sarah Miller

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Harris

On this 16th day of September, 20 26, before me personally appeared Corah Fergusson, 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 (or person's) free act and deed.

KaTesha Owens 09/16/2026
Electronically signed and notarized online using the Proof platform.
Notary Public KaTesha Owens ID# 13170071-0
For Warranty Deed
My Commission Expires: 08/28/2030
Notary Public, State of Texas, Harris County
(SEAL)

NOTARY PUBLIC STATE OF TEXAS

KaTesha Owens

ID NUMBER
13170071-0
COMMISSION EXPIRES
August 28, 2030

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~WILLIAMSON~~ Clark

On this 16th day of September, 20 26, before me personally appeared Mitchell Miller and Sarah 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 (or person's) free act and deed.

Carlos Pittman
Notary Public
My Commission Expires: 03/07/2029

(SEAL)

THE GREAT SEAL OF THE STATE OF NEVADA

Carlos Pittman
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-5441-01
Expires March 7, 2029

Notarized remotely using audio-video communication technology via Proof.

True Copy Certification

I, Yvette Meldrum, 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 9/16, 2026

9/16/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 16TH day of September, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY