Karen Johnson Davidson County
Batch# 1477391 DEEDWARR
09/25/2026 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260925-0088986

ADDRESS NEW OWNER AS:
Nicholas D. Miller
613 Maclaurin Ct
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Parcel 059-12-0-014.00

THIS DEED OF CONVEYANCE, executed and delivered by **Shehata Zakher**, married, hereinafter called the Grantor, to **Nicholas D. Miller**, unmarried, as to an undivided 55% interest, and **Robert H. Miller**, unmarried, as to an undivided 45% interest, as tenants in common, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of **$285,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 254, on the Map of Trinity Hills Village, Section 2, 1st Addition, of record in Book 4460, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 fronts 55.0 feet on the North side of Maclaurin Court and extends back 139.1 feet on the West line and 155.0 feet on the East line and 85.7 feet on the rear line.

Plat Matters: The above-described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Map of Trinity Hills Village, Section 2, 1st Addition, of record in Book 4460, page 46, said Register's Office.

Being the same property conveyed to Shehata Zakher, married, by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20260602-0049661 Register's Office for Davidson County, Tennessee, dated May 29, 2026 and recorded on June 02, 2026.

The property conveyed herein is not the marital residence of the Grantor.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor or assigns.

The Grantor further covenants with the Grantees, survivor or assigns, that she have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set signature on the date indicated in the notary acknowledgement below.

SHEHATA ZAKHER

STATE OF TENNESSEE)
COUNTY OF ~~ROBERTSON~~) Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shehata Zakher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 23 day of September, 2026.

My Commission Expires:_____ NOTARY PUBLIC

RASHAWN D PERRY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY COMMISSION EXPIRES

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STATE OF TENNESSEE)
COUNTY OF ~~ROBERTSON~~) Davidson

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$285,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 23 day of September, 2026.

My Commission Expires:_____ NOTARY PUBLIC/Register

RASHAWN D PERRY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY COMMISSION EXPIRES

Certificate of Authenticity

I, Gary L. Dilliha, 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 this 23rd day of September, 2026.

Affiant Signature

9.23-26
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 23rd day of September, 2026.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

