Karen Johnson Davidson County
Batch# 1480371 DEEDWARR
10/02/2026 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,677.95
20261002-0091081

WARRANTY DEED

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Wesley Seaton and Kelly Noelle Seaton	New owners	
(NAME)	(NAME)	147 10 0 211.00
647 Durrett Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **SHEILA RENE MILLER ROOKS AND CHRISTY LYNN MILLER DAUGHERTY, AS SUCCESSOR CO- TRUSTEES OF THE LANA SUE MILLER REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL SEATON AND KELLY SEATON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 5 on the Plan of SECTION ONE, B.J. HOMEBUILDERS SUBDIVISION, of record in Plat Book 8250, Page 833, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lana Miller, unmarried, by Warranty Deed from B.J. Homebuilders, Inc., of record in Book 10833, Page 211, in the Register's Office of Davidson County, Tennessee, dated March 02, 1998 and recorded on March 11, 1998.

Being the same property conveyed to The Lana Sue Miller Revocable Trust, by Quitclaim Deed from Lana Miller, unmarried, of record in Instrument No. 20210809-0106917, in the Register's Office of Davidson County, Tennessee, dated August 05, 2021 and recorded on August 09, 2021. The said Lana Miller died on September 10, 2023. Pursuant to the provisions of The Lana Sue Miller Revocable Trust Agreement, Lana Sue Miller was the initial Trustee, and upon her death, Sheila Rene Miller Rooks and Christy Lynn Miller Daugherty became the successor Co-Trustees, vested with the authority to sell, transfer, and convey the subject real property on behalf of the Trust.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 647 Durrett Dr, Nashville, TN 37211
(House Number) (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.

MO2026-1181

Witness my hand this 29th day of September, 2026

THE LANA SUE MILLER REVOCABLE TRUST

BY: Sheila Rene Miller Rooks

SHEILA RENE MILLER ROOKS, SUCCESSOR CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Sheila Rene Miller Rooks, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Successor Co-Trustees of The Lana Sue Miller Revocable Trust, and who further acknowledged that he/she is authorized by said Trust Agreement to execute the within instrument as Successor Co-Trustee of said Trust.

Witness my hand and official seal this 29th day of September, 2026

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

Witness my hand this 24 day of September, 2026

THE LANA SUE MILLER REVOCABLE TRUST

BY: Christy Lynn Miller Daugherty

CHRISTY LYNN MILLER DAUGHERTY, SUCCESSOR CO-TRUSTEE

STATE OF MISSOURI
COUNTY OF St. Louis

Personally appeared before me, the undersigned notary public, Christy Lynn Miller Daugherty, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Successor Co-Trustees of The Lana Sue Miller Revocable Trust, and who further acknowledged that he/she is authorized by said Trust Agreement to execute the within instrument as Successor Co-Trustee of said Trust.

Witness my hand and official seal this 24 day of September, 2026.

Commission expires: 11/29/2028

Adonica Lanette Banks

Notary Public

ADONICA LANETTE BANKS
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 16400238
My Commission Expires Nov 29, 2028

MO2026-1181

Certificate of Authenticity

I, Joshua A. Terry, 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|24|26 & 9|29|26.

Affiant Signature – Joshua A. Terry

9|30|2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9|30|2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27