Karen Johnson Davidson County
Batch# 1480529 DEEDWARR
10/05/2026 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20261005-0091335

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me, this 1 day of October, 2026.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
HHK INVESTMENTS, LLC	**New Owner**	**12915011800**
6813 Cloudland Dr	**2000 Mallory Ln**	
Nashville, TN 37205	**Franklin, TN 37067**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Teresa Petitt Smith, Executor and Personal Representative of The Estate of Suzanne Joy Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HHK INVESTMENTS, LLC

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. 81, Plan of West Meade Highlands, Section 2, of record in Book 3700, Pages 124 & 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Forrestt A Miller and wife, Suzanne J Miller, by Warranty Deed from Davidson Road Corporation, a Tennessee corporation, dated November 1, 1967, of record in Book 4186, Page 218, in the Register's Office for Davidson County, Tennessee. Forrestt A Miller died June 30, 1983 leaving Suzanne J Miller as the sole surviving tenant. Suzanne J Miller died testate on October 4, 2017. By Last Will and Testament admitted to probate in the Circuit Court for Davidson County, Tennessee, No. 17P1999, the Testator directed that her real property be administered as part of her Estate. Teresa Petitt Smith appointed as Executor and Personal Representative of the Estate of Suzanne Joy Miller by Amended Agreed Order, Docket No. 17P-1999, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 6813 Cloudland Dr, Nashville, TN 37205.

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 in 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.

Teresa Petitt Smith Date: 9/30/2026

The Estate of Suzanne Joy Miller
By: Teresa Petitt Smith
Its: Executor and Personal Representative

STATE OF TENNESSEE

COUNTY OF KNOX

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **TERESA PETITT SMITH** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Executor and Personal Representative of The Estate of Suzanne Joy Miller and that she is authorized by The Estate of Suzanne Joy Miller to execute this instrument on its behalf.

Witness my hand, at office, this 30TH day of SEPTEMBER, 2026.

NOTARY PUBLIC

My Commission Expires: 12/15/27

MELISSA ERBAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF JEFFERSON

My Commission Expires
Dec. 15, 2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/30/2026 (date of document).

Jennifer Russell
Affiant Signature

10/1/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of October 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

