WARRANTY DEED

Karen Johnson Davidson County
Batch# 1485177 DEEDWARR
10/16/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20261016-0094937

File #26-TL-3731-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maya Sage	**New Owner**	
(NAME)	(NAME)	**133 11 0 159.00**
3731 Valley Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

AUSTIN J. MILLS, A SINGLE MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MAYA SAGE, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 206, on the Plan of VALLEY VIEW MEADOWS, SECTION II, of record in Plat Book 3600, Page 60, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Austin J. Mills, a single man, by Warranty Deed from OP SPE PHX1, LLC, a Delaware limited liability company, of record in Instrument No. 20240319-0018855, in the Register's Office of Davidson County, Tennessee, dated February 22, 2024 and recorded on March 19, 2024.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VALLEY VIEW MEADOWS, SECTION II, as recorded in Plat Book 3600, Page(s) 60.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3770, Page 214.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3731 Valley Ridge Drive, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14th day of October, 2026.

Austin J Mills

Austin J. Mills

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Miami-Dade

On this 14th day of October, 2026, before me personally appeared Austin J. Mills, 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 14th day of October, 2026.

Michael A Nunez

Notary Signature Michael A. Nunez
My commission expires: 10/31/2027

MICHAEL A NUNEZ
Notary Public - State of Florida
Commission # HH 429794
My Comm. Expires Oct 31, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

True Copy Certification

I, **Tammy Carney,** 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 the 14th day of October, 2026.

Affiant Signature
Date 10.14.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of October, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

