Karen Johnson Davidson County
Batch# 1485324 DEEDWARR
10/16/2026 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20261016-0095145

ADDRESS NEW OWNER AS:
Juan Villanueva
4637 Forest Ridge
Hermitage, TN 37076

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 087-09-0-033.00

THIS DEED OF CONVEYANCE, executed and delivered by **David Miller, Jr.**, unmarried, hereinafter called the Grantor, to **Juan Villanueva**, unmarried, hereinafter called the Grantee;
WITNESSETH:

That for and in consideration of the sum of **$290,000.00**, 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 Grantee, heirs or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

**Being Lot 205A on the Plan of Section 8, Valley Grove Zone Lot Division of Lots of 108, 195, 196, 204, 205 of record in Plat Book 5200, page 769, amending Plat Book 5200, page 606, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.**

**RESTRICTIONS: The above-described property is subject to the following:**
**1. Restrictions appearing of record in Book 6139, page 439, Register's Office for Davidson County, Tennessee**
**2. Easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Plan of Section 8, Valley Grove Zone Lot Division of Lots of 108, 195, 196, 204, 205 of record in Plat Book 5200, page 769, amending Plat Book 5200, page 606, Register's Office for Davidson County, Tennessee.**
**3. Subject to easement for the common driveway and all terms and conditions for joint use and maintenance, as set out on the subdivision plat appearing of record in Plat Book 5200, Page 769, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to David Miller, Jr. and wife, Cynthia Miller, by deed from Malcolm B. Wiseman, recorded August 17, 2013, in Instrument No. 20130807-0082989, Register's Office for Davidson County, Tennessee. Cynthia Miller conveyed her 1/2 interest to David Miller, Jr., unmarried, by quitclaim deed recorded May 17, 2024 in Instrument No. 20240517-0036877, said Register's Office.**

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

The Grantor further covenants with the Grantee, heirs or assigns, that he has 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 Grantee that he 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 have hereunto set signatures on the dates indicated in the notary acknowledgements below.

DAVID MILLER, JR.

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

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

WITNESS my hand and official seal of office this the 9 day of October, 2026.

My Commission Expires: 1.31.29

NOTARY PUBLIC

JENNEER JONES Notary Public At Large WILSON COUNTY, TN

**********

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

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 **$290,000.00** 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 _____ day of October, 2026.

My Commission Expires:_____

NOTARY PUBLIC/Register

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 07/20/2027

Certificate of Authenticity

I, Gary L. Dillihay, 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 _____.

Date

Affiant Signature

_____

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 9th day of October, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

