Karen Johnson Davidson County
Batch# 301007 DEEDWARR
10/15/2019 02:27:13 PM 2 pgs
Fees: $13.00 Taxes: $5,735.00
20191015-0105648

Warranty Deed

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00. Affiant Subscribed and sworn to before me, this the 10th day of October, 2019. Notary Public My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Franklin B. McMillan Leigh T. McMillan	NEW OWNER	132-07-0-029.00
4311 Prescott Road		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL FRANCIS MONTIJO AND PATRICIA ANN JAMIESON-MONTIJO, TRUSTEES OF THE MONTIJO JOINT TRUST UAD DECEMBER 16, 2015**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANKLIN B. MCMILLAN AND LEIGH T. MCMILLAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 22 on the Plan of Southmeade, of record in Plat Book 1835, Page(s) 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aubrey B. Harwell, III and Shelby B. Cox, husband and wife by Warranty Deed from Cadence Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20170206-0012030, Register's Office for Davidson County, Tennessee, dated February 03, 2017 and recorded on February 06, 2017.

Being the same property conveyed to Aubrey B. Harwell, III by Quitclaim Deed from Shelby B. Cox, of record in Instrument No. 20170803-0079431, Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 03, 2017.

Being the same property conveyed to Michael Francis Montijo and Patricia Ann Jamieson-Montijo, Trustees of The Montijo Joint Trust UAD December 16, 2015 by Warranty Deed from Aubrey B. Harwell, III, unmarried, of record in Instrument No. 20180705-0065233, Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 05, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-431

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4311 Prescott Road, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of October, 2019.

The Montijo Joint Trust UAD December 16, 2015

By: _____
Michael Francis Montijo, Trustee

By: _____
Patricia Ann Jamieson-Montijo, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Francis Montijo and Patricia Ann Jamieson-Montijo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of The Montijo Joint Trust UAD December 16, 2015, a trust, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 10th day of October, 2019.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022