Karen Johnson Davidson County
Batch# 421796 DEEDWARR
06/22/2020 09:35:30 AM 2 pgs
Fees: $13.00 Taxes: $2,837.90
20200622-0066306

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**:
Jansen Milam
Christine Milam
1965 Edenbridge Way
Nashville, TN 37215

**SEND TAX BILL TO**:
New Owner

**MAP/PARCEL 159-01-0-013.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Uma Rao, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Jansen Milam and wife, Christine Milam, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hound's Run, a Planned Unit Development of record in Plat Book 6900, Page (s) 167 thru 171, in the 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 Uma Rao, an unmarried person by Warranty deed from Kathleen C. Guion and husband Harvey M. Guion, Jr of record in Instrument No. 20101122-0093490 Register's Office for Davidson County, Tennessee, dated November 10, 2010 and recorded on November 22, 2010.**

This is improved property known as: **1965 Edenbridge Way, Nashville, Tennessee 37215**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their 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.

Possession to be given 18th day of June, 2020.

**WITNESS MY HAND** on this the 17 day of June, 2020

Uma Rao

**Uma Rao**

STATE OF CALIFORNIA
COUNTY OF Orange

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Uma Rao,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 03/17/2022

RUIYANG ZHANG
COMM.# 2234571
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Mar. 17, 2022

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $767,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of June, 2020.

NOTARY PUBLIC

My Commission Expires: _____

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

**True Copy Certification**

File No: 200450

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY