WARRANTY DEED

Karen Johnson Davidson County
Batch# 501419 **DEEDWARR**
10/26/2020 09:35:36 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20201026-0123570

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$385,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2020.

Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Naji Abumrad, Trustee of the NAM Properties Trust UAD October 8, 2020	New Owner	**Map 104-16-0 Parcel 409.00**
1716 A Linden Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roy Milner and Susanna Milner, husband and wife

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

Naji Abumrad, Trustee of the NAM and Properties Trust UAD October 8, 2020

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 B on the Zone Lot part of Lot 162, Belmont Heights, of record in Plat Book 6200, Page 288 amending Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rita E. Frizzell, by Deed dated March 15, 2020 from Eugene G. Monroe, unmarried, of record in Instrument No. 20000320-0027908, Register's Office for Davidson County, Tennessee. Rita E. Frizzell being deceased and by her Last Will and Testament of record in Case No. 13P-1133, of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Sarah Frizzell and Kenneth L. Frizzell were appointed Co-Executors and the decedent bequeathed the entirety of her estate to her parents, Ken Frizzell and Sarah Frizzell. Further being the same property conveyed to Roy Milner and Susanne Milner, husband and wife, by Co-Executor's Quitclaim Deed, dated October 18, 2013, from Sarah Frizzell and Kenneth L. Frizzell, Co-Executors of the Estate of Rita E. Frizzell, of record in Instrument No. 20131104-0114143, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 6200, Page 288 amending Plat Book 421, Page 34, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and paid by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1716 A Linden Avenue, Nashville, TN 37212**

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 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 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.

Witness my/our hand(s) this **23rd** day of **October, 2020.**

Roy Milner

Roy Milner

Susanna Milner

Susanna Milner

STATE OF Tennessee)
COUNTY OF Blount)

Personally appeared before me, a Notary Public of said County and State, **Roy Milner and Susanna Milner,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Maryville (city), Tennessee (state), this **23rd** day of **October, 2020.**

Lestina M. Sprague

Notary Public

My Commission Expires: 6-26-2023

