Karen Johnson Davidson County
Batch# 524954 DEEDWARR
12/07/2020 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20201207-0141507

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$215,000.00**

Subscribed and sworn to before me this 24 day of November, 2020.

Notary Public **Affiant**

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
ALEXANDER MILONIS **3213 Dockside Drive** **Hermitage, TN 37076**	Colton Mtg, LLC 6021 S. Syracuse Way Ste 104 Greenwood Village, CO 80111	086-09-0-043.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JAMIE MARIE WOLF and EVA MAI NELSON, as Co-Administratices of the Estate of Terry G. Majors,** has this day bargained and sold, and does hereby transfer and convey unto the said **ALEXANDER MILONIS, a married man,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled the Plan of Lakeside Woods Estates, Section 3, of record in Plat Book 7900, pages 218, 219 & 220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TERRY G. MAJORS, UNMARRIED, by Warranty Deed from STEPHANIE J. BETTS PARRISH AND HUSBAND, JAMES D. PARRISH, of record in Instrument No. 20010524-0054367, dated May 21, 2001, said Register's Office of Davidson County, Tennessee. The said Terry G. Majors died intestate on or about September 8, 2019. Reference is made to the Order allowing sale in the probate case of record in the Seventh Circuit Court for Davidson County, Tennessee Probate Division under Case No. 19P1965 in which Eva Mai Nelson and Jamie Marie Wolf were appointed Co-Administratices of the Estate of Terry G. Majors and have been authorized to execute documents and convey said property on behalf of said Estate.

Note: Subject property is more commonly known as 3213 Dockside Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 24 day of November, 2020.

Jamie Marie Wolf Co-Administratrix of the Estate of Terry G. Majors

JAMIE MARIE WOLF, Co-Administratrix of the Estate of Terry G. Majors

Eva Mai Nelson co-administratrix of the Estate of Terry Gene Majors

EVA MAI NELSON, Co-Administratrix of the Estate of Terry G. Majors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park**, a Notary Public in and for said County and State, **JAMIE MARIE WOLF and EVA MAI NELSON, Co-Administratices of the Estate of Terry G. Majors**, the within named bargainors, 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 Goodlettsville, Tennessee, this the 24 day of November, 2020.

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JAN 25 2022

Devin Park

NOTARY PUBLIC

My Commission Expires: 1/25/22

True Copy Certificate of Authenticity

I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021