WARRANTY DEED

Karen Johnson Davidson County
Batch# 549035 DEEDWARR
01/07/2021 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $632.70
20210107-0003013

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

K Cassidy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DANA LOGGINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES SEPT. 18, 2023

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-11670

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sophia Young & Rufus McAdoo, Jr.	Sophia Young & Rufus McAdoo, Jr.	
(NAME) 221 Pepper Ridge Circle	(NAME) 221 Pepper Ridge Circle	149-05-0A-221.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-One Thousand And No/100 Dollars ($171,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KIM E. TREVEAN N/K/A KIM TREVEAN MILLMAN, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOPHIA YOUNG, A SINGLE PERSON AND RUFUS MCADOO, JR, A SINGLE PERSON**, 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 Unit No. 221, on the Plan of Phase Six, Pepper Ridge Condominiums, of record in Plat Book 8250, Page 239 and Annexation in Book 9155, Page 806, Register' s Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kim E. Trevean, unmarried by Warranty deed from Loretta Lee Williams of record in Instrument No. 20000517-0049638 Register's Office for Davidson County, Tennessee, dated May 15, 2000 and recorded on May 17, 2000.

unimproved ☐
This is improved ☒ property, known as 221 Pepper Ridge Circle, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Kim E. Trevean, a married person this 30 day of Dec 2020

Kim E. Trevean N/K/A Kim Trevean Millman

John A Millman

STATE OF TENNESSEE

COUNTY OF WILSON

I, , a Notary Public for the of and State of , do hereby certify that Kim E. Trevean N/K/A Kim Trevean Millman and John A Millman, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of December, 2020.

Notary Public

My Commission Expires:

(SEAL)

DANA LOGGINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
EXPIRES SEPT. 18, 2023

True Copy Certification

I, Danielle Chandler, 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.

State of Tennessee

County of Williamson

Personally appeared before me, Kathryn M. Cassidy (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K Cassidy

Notary Signature

My commission Expires: _____

Notary Seal

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024