Karen Johnson Davidson County
Batch# 556647 DEEDWARR
01/19/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20210119-0008141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14TH~~ 19th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-21-2024
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-8189-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Afua Thompson	New Owner	15007024900
(NAME) 3305 Oak Trees Ct	(NAME)	
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty Thousand And No/100 Dollars ($180,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CRAIG MILNER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AFUA THOMPSON, A MARRIED** WOMEN 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:

Being lot Number 12-A on the Plan of Zone Lot Division, Lot No 12, Lakeshore Woods, Section 2, of record in Plat Book 6250 at page 481, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Craig Milner by Warranty Deed dated October 9, 2020 from William Howard Fisher, Jr. in Instrument Number 20201105-129935 of Davidson County, Tennessee Records.

unimproved ☐
This is improved ☒ property, known as 3305 Oak Trees Court, 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.

Witness our hands this 14 day of January 2021.

E-signed by Craig Milner on January 14, 2021 at 10:13 AM CST

Craig Milner

Craig Milner

2021-01-14

STATE OF TENNESSEE

COUNTY OF Williamson

On this 14 day of January, 2021, before me, the undersigned, **personally appeared before me by secured interactive two-way remote electronic audio-video communication,** Craig Milner, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 8-1-2022

E-signed by Andrew Maloney on January 14, 2021 10:15 AM CST

NOTARY PUBLIC

ANDREW H. MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 01, 2022

Notarized remotely via audio/video communication

Aug. 01, 2022

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

