Karen Johnson Davidson County
Batch# 603400 DEEDWARR
03/31/2021 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20210331-0042265

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

File No.: TN-2021-9025-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Millenium Five, LLC	SAME	149-09-0-146.00
(NAME)	(NAME)	
3205 Harbor Landing		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty-Five Thousand And No/100 Dollars ($135,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LISA TAYLOR AND JULIA JAMES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MILLENIUM FIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 89 on he plan of Section 3, Barclay Square Subdivision of record in Book 4675, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard Allen Keener by Warranty Deed darted May 31, 2002, from Carole M. Britton, unmarried, of record in Instrument Number 20020605-0067949, Register's Office for Davidson County, Tennessee. The said Richard Allen Keener having since died intestate on August 4, 2020, leaving his interest in the property to Lisa Taylor and Julia James, his heirs-at-law, as evidenced in Case No. 20P2058, Seventh Circuit Court of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4820 Barclay Square Drive, 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 successors 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 successors 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 29th day of March, 2021.

Lisa Taylor

STATE OF South Carolina
COUNTY OF Berkeley

On this 29th day of March, 2021, before me personally appeared Lisa Taylor to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Berkeley CO South Carolina ~~Davidson~~ County, ~~Tennessee~~ this 29 day of March, 2021.

Commission Expires: 3/18/2029

Notary Public

CHRISTOPHER DRAYTON
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 03-18-29

Julia James

STATE OF Georgia
COUNTY OF Richmond

On this 29 day of March, 2021, before me personally appeared Julia James to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Richmond County, ~~Tennessee~~ Georgia this 29 day of March, 2021.

Commission Expires: 06/30/2024

ADRIANNE N HOWARD
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 30, 2024
RICHMOND COUNTY, GEORGIA

Notary Public

I, Andy Maloney, 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 TN
County of Davidson

LAURA JANE SHOUN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 10/26/24