This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-10442-CC

Karen Johnson Davidson County
Batch# 615142 DEEDWARR
04/14/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20210414-0049986

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 13th day of April, 2021.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	New Owner	054-09-0-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Philip Milks and Sarah Chandler n/k/a Sarah Milks, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio corporation**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at an existing iron pin lying in the South margin of Lakeshore Drive, said point further described as being the Northeast corner of herein described tract and the Northwest corner of the J.B. Gammon property as of record in Deed Book 5653, Page 510, R.O.D.C.; thence leaving said point of beginning and running with the line of Gammon South 28 degrees, 57 minutes, 47 seconds West a distance of 496.80 feet to a set iron pin by a corner post in the fine of Elden T. Green as of record in Deed Book 7061 and 4779, Pages 367 and 64, R.O.D.C.; thence running with the line of Green North 46 degrees, 59 minutes, 37 seconds West a distance of 128. 78 feet to a set iron pin; thence leaving Greens' line and running with the common line of lots #1 and #2 on said resubdivision plan North 28 degrees, 43 minutes, 27 seconds East a distance of 424.06 feet to a set iron pin in the South margin of Lakeshore Drive; thence running with the margin of Lakeshore Drive and a curve to the left having a central angle of 13 degrees, 01 minutes, 08 seconds, a radius of 588.00 feet, a tangent of 67.09 feet, a chord of 133.32 feet on a bearing of South 79 degrees, 10 minutes, 21 seconds East, a total distance along the arc of 133.61 feet to the point of beginning and containing 1.32 acres.

Being the same property conveyed to Philip Milks and Sarah Chandler, husband and wife, by Warranty Deed from Gerald C. Gibbs, dated September 10, 2020 and recorded on September 23, 2020 of record in Instrument No. 20200923-0108965, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **3044 Lakeshore Drive, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2021.

GRANTOR:

Philip Milks

Sarah Milks

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip Milks and Sarah Milks, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of April, 2021.

Notary Public
My Commission expires: 12-18-22

Andrew T. Vance
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

202104140049986

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

