Karen Johnson Davidson County
Batch# 629991 DEEDWARR
05/06/2021 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $695.60
20210506-0060884

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $188,000.00

Debbie Kester
Affiant

Subscribed and sworn to before me, this 4th day of May 2021.

Notary Public
My commission expires: 1/3/23

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Austin Hise 5170 Hickory Hollow Pkwy #607 Antioch, TN 37013	Amerisave Mortgage Corp 3525 Piedmont Rd. NE 8 Piedmont Center, Ste 600 Atlanta, GA 30305	163-05-0B-117.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **April D. Greene, formerly known as April D. Richardson, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Austin Hise, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, being Unit No. 117 on the Plan of Master Deed Lot Layout (Private Element) Phase III, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing as Exhibit "A-1" in Instrument No. 20021015-0126630, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compete description.

Being the same property conveyed to April D. Richardson, an unmarried woman, by Warranty Deed from Lashawnda Colter, unmarried, dated June 23, 2015 of record in Instrument No. 20150630-0062835, Register's Office for Davidson County, Tennessee. Power of Attorney of record as Instrument No. __20210506006088 3gister's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 5170 Hickory Hollow Pkwy #607, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 4th day of May, 2021.

April D. Greene

Milton Greene IV by: April D. Greene
Milton Greene, IV by April D. Greene,
His attorney-in-fact
this Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **April D. Greene,** the bargainor(s), 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 Brentwood, Tennessee, this the 4th day of May, 2021.

Notary Public

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **April D. Greene**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Milton Greene, IV**, and who acknowledged that he executed the same as the free act and deed of **Milton Greene, IV**.

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of May, 2021.

Notary Public

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2021037027

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.