When recorded, return to:
Mid-State Title & Escrow, Inc.
128 Holiday Court Suite 125
Franklin, TN 37067
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11931-RL-b

Karen Johnson Davidson County
Batch# 646654 DEEDWARR
06/01/2021 09:23:30 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20210601-0072770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2021.

Notary Public
My Commission Expires: 10-20-2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexander Glover and Angela Stafford 204 Bellevue Road Nashville, TN 37221	Alexander Glover and Angela Stafford 204 Bellevue Road Nashville, TN 37221	142 15 0 103.00

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,

Chad James Milazzo, a single man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Alexander Glover, an unmarried man and Angela Stafford, an unmarried woman, as joint tenants with right of survivorship, hereinafter called the Grantee(s), his/her/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 Lot No. 01, on the Plan of Resubdivision of Section I of Valley West ltd., as of record in Plat Book 5190, Page 563, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Chad James Milazzo, a single man, by Warranty Deed from Michael W. Haney, a single man, of record in Instrument No. 20171006-0102940, in the Register's Office of Davidson County, Tennessee, dated September 20, 2017 and recorded on October 06, 2017.

This is improved property located at: **204 Bellevue Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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 26th day of May, 2021.

GRANTOR:

Chad James Milazzo

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and seal at office this 26th day of May, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1-6-2024

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-24

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY