Karen Johnson Davidson County
Batch# 665023 DEEDWARR
06/25/2021 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20210625-0086446

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $370,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of June, 2021.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEAL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christi Fry	Lending Hand Mortgage, LLC	030-00-0-048.01
(NAME)	(NAME)	
5023 Seymour Hollow Road	510 Lentz Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Madison, TN 37115	

Warranty Deed

For and in Consideration of the sum of $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 **Brian R. Milliken, Kelle Milliken and Brian R. Milliken, Executor of the Estate of Fred R. Milliken,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christi Fry, a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract I (Deed Book 3797, Page 802): Land in Davidson County, Tennessee, described according to a survey made Glen T. Jones, July 30, 1964, as follows:

Beginning at iron bolt in the center of Seymour Hollow Road, said point being the Southeast corner of a tract conveyed to Fred R. Milliken and wife, of record in Book 3530, page 299, Register's Office for Davidson County, Tennessee; thence with the dividing between the Milliken property and the property herein conveyed North 8 degrees West 350 feet to an iron pin; thence North 82 Degrees East 125 feet to an iron pin; thence South 8 Degrees West 350 feet to an iron pin in the center of Seymour Hollow Road; thence with the center road South 92 Degrees West 125 feet to the point of beginning.

Tract II (Deed Book 3530, Page 299): Being a certain tract or parcel of land in the 14th Civil district of Davidson County, Tennessee, described according to a survey of Glen T. Jones, surveyor, dated February 23, 1963 as follows:

Beginning at iron bolt in the center of Seymour Hollow Road, 573 feet Westerly from the center line of Whites Creek Pike; thence North 8 degrees West 350 feet to an Iron pin; thence South 82 Degrees East 125 feet to an iron pin; thence South 8 Degrees West 350 feet to a bolt in the center of Seymour Hollow Road; thence with the center line Seymour Hollow Road Eastwardly 125 feet to the point of beginning.

Being the same property conveyed to Fred R. Milliken and wife, Annie Ruth Milliken, by Installment Deed from Otto Dickerson and wife, Louella Shaw Dickerson, of record in Book 3530, Page 299, Register's Office for Davidson County, Tennessee, dated March 01, 19962 and recorded on March 22, 1962.

Being the same property conveyed to Fred R. Milliken and wife, Annie Ruth Milliken, by Installment Deed from Otto Dickerson and wife, Louella Shaw, Dickerson of record in Book 3797, Page 802, Register's Office for Davidson County, Tennessee, dated August 04, 1964 and recorded on August 05, 1964.

Said Annie Ruth Milliken became deceased, vesting Fred R. Milliken as surviving tenant. Said Fred R. Milliken became deceased on October 5, 2020, leaving Last Will and Testament filed for Probate in Docket No. 20P1936, Chancery Court of

Davidson County, Tennessee. In accordance with the terms of the Will, Brian R. Milliken is named as Executor of the Estate of Fred R. Milliken, deceased.

This property is __unimproved _X_improved property known as: 5023 Seymour Hollow Road, Whites Creek, TN 37189.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of June, 2021.

Brian R. Milliken

Estate of Fred R. Milliken

BY: Executor
Brian R. Milliken, Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian R. Milliken, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2021.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian R. Milliken with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Executor of the Estate of Fred R. Milliken, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2021.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

Witness my hand and official seal, this the 16th day of June, 2021.

Kelle Milliken

STATE OF Florida
COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelle Milliken, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of June, 2021.

Notary Public
My Commission Expires: 09/07/22

TIARA A. SMITH
Notary Public, State of Florida
Commission# GG 238883
My comm. expires Sept. 7, 2022

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY