Karen Johnson Davidson County
Batch# 678764 DEEDWARR
07/19/2021 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20210719-0096294



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$1,850,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2021.

Notary Public

My commission expires: 9/29/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph K. Jeffries	Same as	**116-16-0-164.00**
4123 Wallace Lane	the property	
Nashville, TN 37215	owner	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donald E. Milner as Trustee of The Donald E. Milner 2004 Trust dated 09/01/2004 as to a 50% interest and Robert R. Henderson, as Trustee of The Robert R. Henderson 2004 Trust dated 09/01/2004 as to 50% interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph K. Jeffries and Pamela R. Jeffries

HEREINAFTER CALLED THE GRANTEES, 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. 46 on the Plan of Part 1-Wallace Subdivision of record in Plat Book 1424, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Donald E. Milner 2004 Trust (50% interest) and the Robert R. Henderson 2004 Trust (50% interest) by Quitclaim deed from Robert R. Henderson and Donald E. Miller of record in Instrument No. 20070418-0046323 Register's Office for Davidson County, Tennessee, dated April 09, 2007 and recorded on April 18, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **4123 Wallace Lane, Nashville, TN 37215**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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/our hand(s) this 15th day of July, 2021.

Donald E. Milner Trustee

Donald Milner, Trustee

Robert R. Henderson Trustee

Robert R. Henderson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for the said County and State, Donald Milner, Trustee of The Donald E. Milner 2004 Trust dated 09/01/2004, the within named bargainor, with who I am personally acquainted (or proved to me the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of July, 2021.

Notary Public
My Commission Expires: 8-7-23

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for the said County and State, Robert R. Henderson, Trustee of The Robert R. Henderson 2004 Trust dated 09/01/2004, the within named bargainor, with who I am personally acquainted (or proved to me the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of July, 2021.

Notary Public
My Commission Expires: 8-7-23

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

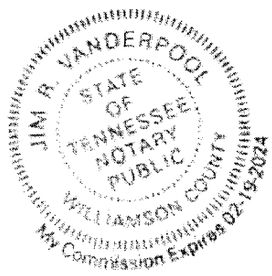
I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 15, 2021.

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this July 15, 2021.

Jim R. Vanderpool, Notary



MY COMMISSION EXPIRES: 02-19-2024