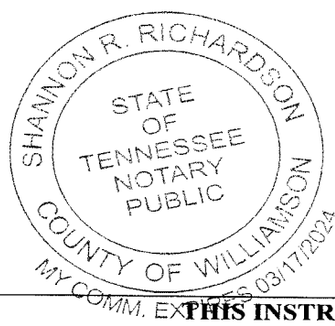
Karen Johnson Davidson County
Batch# 678793 DEEDWARR
07/19/2021 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20210719-0096338

WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$505,000.00.**

Affiant

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

Notary Public

My commission expires: 3-17-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Foster A. Loven **Rachel A. Milligan**		**Map 155-16-0 Parcel 018.00**
5035 Chaffin Drive	New owner	
Nashville, TN 37221		

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

Sheri L. Hall, a single person

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

Foster A. Loven and Rachel A. Milligan, husband and wife

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. 43 on the Plan of Pasquo Park, Section One, as of record in Plat Book 3600, Page 53, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Sheri L. Hall, a single person by Warranty Deed dated September 15, 2011, from David M. Adams and wife, Geraldine S. Adams of record in Instrument No. 20110920-0072624, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Sheri L. Hall, pursuant to a Power of Attorney executed by her on the 24th day of June, 2021, of record in Instrument No._____202107190096337_____, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 3600, Page 53, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year, prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **5035 Chaffin Drive, Nashville, TN 37221**

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 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. 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.**

Sheri L. Hall by Andrew Wood ATTORNEY IN FACT

Sheri L. Hall by Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this **15th** day of **July, 2021**, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Andrew Wood**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Sheri L. Hall**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Sheri L. Hall**, for the purpose therein contained, by signing the name of **Sheri L. Hall**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2021.**

Notary Public

My Commission Expires: 05-05-25

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, A. Scott Hubbard, 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.

Date

A. Scott Hubbard

Affiant Signature

July 15, 2021

Date

State of Tennessee

County of Williamson

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

Emily Betts

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024