SEND TAX DOCS TO:
NEW OWNERS
LIA & ERIN MILIONIS
720 Woodmere Drive
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 680687 DEEDWARR
07/21/2021 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20210721-0097757

WHEN RECOREDED MAIL TO:
SOLIDIFI
88 SILVA LANE STE 210
MIDDLETOWN, RI 02842

DRAFTED BY:
MATTHEW KNABLE, Attorney at Law
P.O. BOX 52773
KNOXVILLE, TN 37950

WARRANTY DEED

For good consideration in the amount of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00), I (We) **RANDOLF C. STIDHAM, WHO ERRONEOUSLY TOOK TITLE AS RANDOFF C. STIDHAM, AND WIFE, BOBBIE JEAN STIDHAM**, hereby bargain, deed and convey to **LIA C. MILIONIS, LOUIS MILIONIS, AND ERIN MILIONIS,** as joint tenants with the rights of survivorship, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 165 ON THE PLAN OF SECTION THREE, GLENCLIFF ESTATES, OF RECORD IN BOOK 1424, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 165, WHICH IS A CORNER LOT, FRONTS 205.5 FEET ON THE NORTHEASTERLY MARGIN OF WOODMERE DRIVE AND FRONTS 180.0 FEET ON THE SOUTHEASTERLY MARGIN OF BOWWOOD DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 38.8 FEET, AND EXTENDS BACK 272.8 FEET ON THE NORTHEASTERLY LINE AND 207.4 FEET ON THE SOUTHEASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO RANDOFF C. STIDHAM AND WIFE, BOBBIE JEAN STIDHAM FROM RILEY STIDHAM AND WIFE, RHODE A. STIDHAM, IN A DEED DATED MARCH 22, 1991 AND RECORDED MARCH 26, 1991, IN BOOK 8316, PAGE 459.

MAP & PARCEL 119 04 0 154.00

Property Address: 720 WOODMERE DRIVE, NASHVILLE, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 13 day of July 2021.

Randolf C. Stidham
RANDOLF C. STIDHAM

Bobbie Jean Stidham
~~BOBBIE~~ JEAN STIDHAM
Bobbi
BJS

STATE OF TENNESEE
COUNTY OF ~~Williamson~~ Davidson SS.

On this 13 day of July 2021, before me personally appeared RANDOLF C. STIDHAM AND BOBBIE JEAN STIDHAM, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)
LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

LaTonya S Smith
Notary Public
My Commission Expires: 8/27/2023

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Bobbi Jean Stidham
Affiant: Randolf C. Stidham

STATE OF TN
COUNTY OF ~~Williamson~~ Davidson
LSS

Subscribed and sworn before me this 13 day of July, 20 21 by Bobbi Stidham & Randolf C Stidham

(seal)

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

LaTonya S Smith
Notary Public
My Commission Expires: 8/27/2023

True Copy Certification

- **The text of a certification of an electronic document must be in the following form.**

I, Tracy Broderick**, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/13/2021 **(date of document).**

Tracy Broderick

Affiant Signature

Date: 07/13/2021

State of Rhode Island

County of Newport

Sworn to and subscribed before me this 13 **day of** July**,** 2021**.**

Julia Surdel

Notary Signature

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

MY COMMISSION EXPIRES: August 31, 2024

Notary's Seal (if on paper)