2

Karen Johnson Davidson County
Batch# 688251 DEEDWARR
08/02/2021 10:12:51 AM 2 pgs
Fees: $13.00 Taxes: $11,134.11

20210802-0103366

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535277

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $3,009,219.00.

Joshua B Isserman
Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Georgette R Kennedy
Notary Public
My Commission Expires: 01-06-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey David Horn 4617 Villa Green Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131 14 0 047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Millworks, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey David Horn**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 97 on the Plan of Section Two, First Addition, Seven Hills of record in Plat Book 2663, Page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Millworks, LLC, a Tennessee Limited Liability Company by Warranty Deed from Leona Gail Wolery by and Through her Attorney in fact, of record in Instrument No. 20200121-0006723, in the Register's Office of Davidson County, Tennessee, dated January 9, 2020 and recorded on January 21, 2020.

Being the same property conveyed to Robert C. Wolery and wife, Leona Gail Wolery by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, executed November 23, 1959, recorded November 25, 1959, in Book 2995, Page 101, Register's Office for Davidson County, Tennessee. The said Robert C. Wolery died on April 7, 1996, thereby vesting title to Leona Gail Wolery as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, First Addition Seven Hills, as recorded in Plat Book 2663, Page(s) 51.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2798, Page 361.

This is improved property located at 4617 Villa Green Drive Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of July, 2021.

Millworks, LLC

By: Ryan A. Miller, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan A. Miller, with whom I am personally acquainted, and who acknowledged that he is the Member of Millworks, LLC and as such Member executed the within instrument with authority and in such capacity for the purposes therein contained.

Witness my hand, at Office, this 30th day of July, 2021.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022