This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 694947 DEEDWARR
08/11/2021 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20210811-0108462

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chester Lee & Frankie Tade Milstead 310 ~~Doer Dr~~. Dorr Dr. Goodlettsville, TN 37072	New Owner	018-12-0-030.00

THIS INDENTURE, made this 2nd day of August, 2021 between

Ronald Milburn and wife, Linda Michele Milburn

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Frankie Millstead and Chester Millstead, Jr., wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 25 on the revised plan of Lots 25 to 28 on the plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Book 2900, Page 10, Register's Office for Davidson County, Tennessee, said Revision being of record in Record Book 2854, Page 138, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 179.43 feet on the Easterly side of Dorr Drive, and runs back between lines 255.55 feet on the Northerly line and 292.06 feet on the Southerly line to a dead line in the rear upon which it measures 217.3 feet thereon.

Being the same property conveyed to Ronald Milburn, an unmarried man by Warranty Deed dated 8/18/2011 from Margaret Craig Swift nka Margaret Harmon and husband Louis Harmon of record in Instrument No. 20110823-0065081, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 310 Dorr Dr., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Ronald Milburn

Linda Michele Milburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald Milburn and Linda Michele Milburn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 2nd day of August, 2021.

Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $379,900.00.

Affiant

Sworn to and subscribed before me, this 2nd day of August, 2021.

Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-2-2021 (date of document).

Frank Roberts

8-2-2021

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 2nd day of August, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

