

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $246,000.00.

Megan Taylor
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of November, 2021.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Whitney Lloyd	Same as New Owner	026-05-0-098.00
(NAME)	(NAME)	
7396 Old Harding Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dawn D. Milanovich, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Whitney Lloyd , an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 and the westerly one-half of Lot No. 2 on Block I of the Roscoe Subdivision as of record in Book 843, pages 72 through 74, inclusive, Register's Office for Davidson County, Tennessee.

Said Lots front together 75 feet on the South side of Hollywood Street and run back between parallel line 150 feet to a dead line and show 75 feet on the rear.

Being the same property conveyed to Dawn D. Milanovich, an unmarried woman by Warranty deed from Grady Bryant, married of record in Instrument No. 20140930-0090023 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 30, 2014.

This property is __unimproved _X_improved property known as: 201 Hollywood Street, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

Karen Johnson Davidson County
Batch# 760118 DEEDWARR
11/23/2021 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20211123-0155592

202111230155592

of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of November, 2021.

Dawn D. Milanovich

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn D. Milanovich, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of November, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Kaz Arbogast,** 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 this the 17th day of November, 2021.

Affiant Signature
Date 11/17/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of November, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024