Karen Johnson Davidson County
Batch# 763556 DEEDWARR
12/01/2021 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20211201-0158301

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/09/2023
(AFFIX SEAL)

File No.: AV-21-251

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tami Gallupe	New Owner	162 13 0 217.00
(NAME)	(NAME)	
251 Cedarview Dr. Antioch, TN 37013		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **GARY W. MILLRANY, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TAMI J. GALLUPE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

* unmarried woman

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Section Two-D, Monte Carlo, of record in Book 4955, Page 87, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed from Lucian K. Patterson and wife, Delana K. Patterson, to Gary W. Millrany, an unmarried person, by Warranty Deed dated February 27, 2001, recorded March 2, 2001, in Instrument No. 20010302-0019488, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 251 Cedarview Drive, Antioch, TN 37013
(House Number) (Street) (City or Town) (State) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 ~~24th~~ 23rd day of September, 2021

Gary W. ~~Mill~~rany

STATE OF FLORIDA
COUNTY OF Escambia

On this 23 day of September, 2021, before me personally appeared Gary W. Millrany, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of September, 2021.

Notary Signature Evelyn Janesse Mendoza
My commission expires: April 21, 2024

EVELYN JANESSE MENDOZA
MY COMMISSION # GG 980461
EXPIRES: April 21, 2024

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/23/21 (date of document).

Connie Taylor
Affiant Signature

10/4/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

