This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15057-DJ

Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

Karen Johnson Davidson County
Batch# 781764 **DEEDWARR**
12/30/2021 10:08:19 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20211230-0171670

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2021.

Notary Public
My Commission Expires: 7/28/25

KATIE LEE RICE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katheryn Motlow Millwee 2147 Sharondale Drive Nashville TN 37215	New Owner Katheryn Motlow Millwee 2147 Sharondale Dr. Nashville TN 37215	117-11-0B-104-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Bryan Scott Jones, Trustee of Thomas E. Ervin Revocable Living Trust dated June 28, 2012**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katheryn Motlow Millwee**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. G-8, of the Plan of The Villager East Condominiums Apartment of record in Plat Book 5200, Page 235, in the Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction of record in Book 5679, Page 78, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas E. Ervin, Trustee, of The Thomas E Ervin Revocable Living Trust dated June 28, 2012 by Quitclaim deed from Thomas E. Ervin of record in Instrument No. 20161102-0116104 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on November 02, 2016; further being the same property conveyed to Thomas E. Ervin by Warranty deed from Leonard Matthew Cannarozzo, Jr of record in Instrument No. 20040805-0094049 Register's Office for Davidson County, Tennessee, dated July 26, 2004 and recorded on August 05, 2004.

This is improved property located at: **3600 Hillsboro Pike, UNIT G8, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Taxes for the year 2021 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage easements of record; and 4) all subdivision/condominium, covenants, bylaws, restrictions, declarations and easements of record

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 22nd day of November, 2021.

GRANTOR:

Thomas E. Ervin Revocable Living Trust dated June 28, 2012

By: _____
Bryan Scott Jones, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bryan Scott Jones, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of the Thomas E. Ervin Revocable Living Trust dated June 28, 2012, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28 day of December, 2021.

_____
Notary Public
My Commission expires: 5/2/2022

