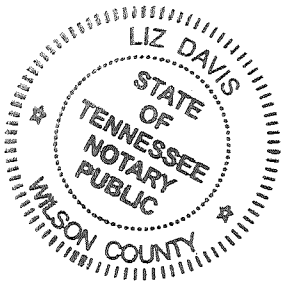
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry Holleman	NEW OWNER	09614012800
(NAME)	(NAME)	
2887 Lyncrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 840482 DEEDWARR
04/18/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20220418-0044178

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 **Steven C. Mills, Trustee of The Ernest and Beverly Mills Living Trust, Dated 6/26/2014,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Terry Holleman, a married man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land of DAVIDSON County, Tennessee, described as follows:

Being Lot No. 18 on the Plan of Happy Acres, of record in Book 2331, Page 63, Register's Office for said County.

Said Lot No. 18 fronts 70 feet on the south side of Lyncrest Drive and runs back between parallel lines 190.1 feet to a dead line in the rear.

Being the same property conveyed to Ernest W. Mills and wife, Beverly S. Mills by Warranty Deed from Cyril Domnic Merkling and wife Alice S. Merkling, dated 09/04/1958, of record in Book 2803, Page 279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest W. Mills and Beverly S. Mills, Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of Ernest W. Mills and Beverly S. Mills, under the terms of the Ernest and Beverly Mills Living Trust Dated 6/27/14 by Quit Claim Deed from Ernest W. Mills and wife, Beverly S. Mills, dated 06/26/2014 and recorded 07/10/2014, of record in Instrument 201407100060926, Register's Office for Davidson County, Tennessee.

The said Ernest W. Mills died on 07/22/2020, leaving the said Beverly S. Mills the sole surviving tenant by the entirety.

The said Beverly S. Mills died intestate on 08/12/2021, leaving said property to Steven C. Mills, Trustee of The Ernest and Beverly Mills Living Trust, Dated 6/26/2014.

Subject To (1) all matters shown on the plat of record in Plat Book 2331, Page 63, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2887 Lyncrest Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 1st day of April, 2022.

THE ERNEST AND BEVERLY MILLS LIVING TRUST, Dated June 26, 2014

S C Mills TRUSTEE

Steven C. Mills, Trustee

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Steven C. Mills, Trustee of The Ernest and Beverly Mills Living Trust, Dated 6/26/2014,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **Trustee of The Ernest and Beverly Mills Living Trust, Dated 6/26/2014,** the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of April, 2022.

Liz Davis

Notary Public

My Commission Expires: 3-8-25

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No.: 1630293
Warranty Deed TN

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 April 1, 2022.

Tracey Trumphour
Affiant
Date: 4-1-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 1 day of April, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY