THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340276** Karen Johnson Davidson County Batch# 844232 DEEDWARR 04/22/2022 12:00:56 PM 2 pgs Fees: $13.00 Taxes: $2,053.50 20220422-0046819	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $555,000.00. Affiant Subscribed and sworn to before me, this 20th day of April, 2022. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Thomas J. Milam and Paula C. Milam 641 Old Hickory Boulevard, Unit 415 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0B-187.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diane Rudd, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas J. Milam and Paula C. Milam, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 127 , as shown on the map entitled First Revision, Phase One, Section 4, Townhomes of Fredericksburg, of record in Plat Book 9700, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DIANE RUDD, by deed from GARY B. MEISNER AND WIFE, KATHY A. MEISNER, of record in Instrument No. 20170508-0045530 , dated May 3, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 171-03-0B-187.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7798, page 843, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, said Register's Office.

By-Laws of record in Book 10126, page 486, Book 10275, page 959, Book 10694, page 539 and Instrument No. 20150102-0000219, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7358, page 643, Book 7993, page 269 and Book 9607, page 431, said Register's Office.

Storm Water Detention Agreement of record in Book 10357, page 920, said Register's Office. Matters shown on the Plan of record in Plat Book 9700, page 648, said Register's Office.

This is improved property located at 641 Old Hickory Boulevard, Unit 415 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of April, 2022.

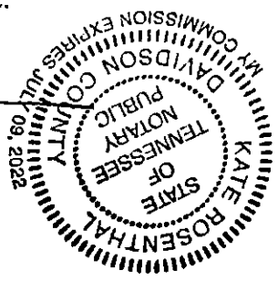
Diane Rudd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diane Rudd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2022.

Notary Public



My Commission Expires: _____