Karen Johnson Davidson County
Batch# 844470 DEEDWARR
04/25/2022 10:07:06 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20220425-0047158

WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 11/8/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lauren Wilson and Rob Wilson and Jami Hall	Lauren Wilson and Rob Wilson and Jami Hall	107-09-0-016.00
(NAME)	(NAME)	
1244 Gallatin Pike S	1244 Gallatin Pike S	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220757

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jamie Jackson Milam, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lauren Wilson and Rob Wilson and Jami Hall, as joint tenants with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 1 on the Plan of Newgent Subdivision, as of record in Book 6050, page 213, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jamie J. Padfield and husband James G. Padfield by Warranty Deed from Jack O. Nixon, dated March 28, 2007, and filed of record in Instrument No. 20070402-0039239, Register's Office for Davidson County, Tennessee. Pursuant to a Marital Dissolution Agreement, James G. Padfield conveyed said property to Jamie L. Jackson (f/k/a Jamie J. Padfield) by Quitclaim Deed dated October 4, 2012 and filed of record in Instrument No. 20121015-0094197, said Register's Office. Jamie L. Jackson n/k/a Jamie J. Milam, married conveyed said property to Jamie J. Milam, married by Quitclaim Deed dated October 23, 2018 and filed of record in Instrument No. 20181030-0107168, said Register's Office. Pursuant to Final Decree of Divorce of record in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 20D185, Thomas James Milam III conveyed his interest in said property to Jamie Lynn Jackson a/k/a Jamie Jackson Milam by Quitclaim Deed dated July 13, 2020 and filed of record in Instrument No. 20200714-0076952, said Register's Office.

Jamie L. Padfield, Jamie L. Jackson and Jamie J. Milam being one and the same person.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 2962, page 522, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1000 Massman Drive, Nashville, TN 37217
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of April, 2022

Jamie Jackson Milam

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jamie Jackson Milam, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of April, 2022.

Notary Public
My Commission Expires: 3/28/25

