Karen Johnson Davidson County
Batch# 864682 DEEDWARR
05/31/2022 10:24:21 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20220531-0062381

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62607
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles C. Wilson Cathleen E. Wilson 8520 Beautiful Valley Drive Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 126140A00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$725,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lauren Michelle Milam and Matthew Paul Milam, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Charles C. Wilson and Cathleen E. Wilson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Travis Trace Subdivision, Phase 1A of record in Instrument No. 20141016-0095781, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Michelle Milam and Matthew Paul Milam, wife and husband, by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated July 2, 2015 and recorded on July 28, 2015 of record in Instrument No. 20150728-0074088, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Instrument No. 20141016-0095781, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140703-0058975; Instrument No. 20180601-0052239; and, Instrument No. 20180604-0052828, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Travis Trace Homeowners Association, Inc., of record in Instrument No. 20141217-0115370, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, Long Term Maintenance Repair Plan for Travis Place Phase 1 of record in Instrument No. 20140108-0002017, said Register's Office.

This is improved property, known as 8520 Beautiful Valley Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2022.

Lauren Michelle Milam **Matthew Paul Milam**

State of Tennessee

County of Davidson

On this 25th day of May, 2022, before me the undersigned authority, personally appeared Lauren Michelle Milam and Matthew Paul Milam, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Sworn and subscribed before me this 27 day of May, 2022.

M. Catherine Clearwaters
Notary

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-6-25