Karen Johnson Davidson County
Batch# 868167 DEEDWARR
06/07/2022 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20220607-0064930

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-2485

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of May, 2022

Notary Public

Commission Expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard Lewis Salmon and Jessica Renee Tackitt 814 Tamarack South Madison, TN 37115	American Pacific Mortgage Corp 1200 Clinton Street Nashville, TN 37203	053-09-0-078

WARRANTY DEED

FOR AND IN 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,

Millard Lee Lane Quad, LLC, a Tennessee Limited Liability Company and Dylan Williams

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Lewis Salmon, an unmarried man and Jessica Renee Tackitt, an unmarried woman

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:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 53A on the Plan of Zone Lot Subdivision, Lots 52 and 53, Phase II, Kimbolton, as shown on the plat of the same of record in Plat Book 6900, Page 933, Register's Offce for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Millard Lee Lane Quad LLC, a Tennessee Limited Liability Company and Dylan Williams by Warranty deed from James Frazier and Melissa Jewell of record in Instrument No. 2011129-0156748 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 29, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 814 Tamarack South, Madison, TN 37115

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 so 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. 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.

Dated this the 31 day of May 2022.

Dylan Williams

STATE OF TN
COUNTY OF Wilson

On this 31 day of May, 2022, before me personally appeared Dylan Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31 day of May, 2022.

Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Millard Lee Lane Quad, LLC, a Tennessee Limited Liability Company

By: _____
Michael Simon George

STATE OF TN

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Simon George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged to be the Owner and that as such _____, is authorized by Millard Lee Lane Quad, LLC, a Tennessee limited liability company to execute this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

_____
Notary Signature
My commission expires: 8/25/25

My Commission Expires August 25, 2025

ALEXANDER D. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the 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 5/31/22.

Affiant Signature

6/1/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/1/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON