Karen Johnson Davidson County
Batch# 877857 DEEDWARR
06/24/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220624-0072781

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

*Affiant*

Subscribed and sworn to me on 06/21/22.

NOTARY PUBLIC

My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Buyer Accepted, LLC<br>41050 W. 11 Mile Rd., Ste. 220<br>Novi, MI 48375 | SAME AS NEW OWNER | 052 12 0 079.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tony Robert Milliken, Sr., and Caraline Louise Milliken, Husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Buyer Accepted, LLC, a Delaware limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 26 on the Plan of Sequoia Valley, Section II, of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tony Robert Milliken, Sr., and Caraline Louise Milliken, Husband and wife, By Warranty Deed from Bobby J. Smith and Jerry N. Smith, of record in Instrument No. 20180604-0053057, in the Register's office of Davidson County, Tennessee, dated June 1, 2018, recorded on June 4, 2018.

This is improved property known as 1236 Shawnee Road, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

Witness our hands on 06/ 21 /22.

Tony Robert Milliken, Sr.

Caraline Louise Milliken by
Caraline Louise Milliken attorney in fact
By: Tony Robert Milliken, Sr., attorney-in-fact

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 06/ 21 /22, before me personally appeared Tony Robert Milliken, Sr. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 06/ 21 /22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tony Robert Milliken, Sr., with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Caraline Louise Milliken and is authorized by Caraline Louise Milliken to execute this instrument on behalf of Caraline Louise Milliken.

Witness my hand and official seal on 06/ 21 /22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on

6/21/22

GEORGE E. MUDTER, JR.
Dated 6/21/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/21/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

