WARRANTY DEED

Karen Johnson Davidson County
Batch# 887433 DEEDWARR
07/12/2022 10:43:17 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20220712-0079932

LR-JG-22-3312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joey Homes LLC	**New Owner**	
(NAME) **330 Franklin Road, Ste. 135A-618**	(NAME) 2929 OLD Franklin RD APT#823	080-07-0-100.00
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) CANE RIDGE, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FREDDIE D MILLIKEN, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOEY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 434 on the Plan of Section Nine, Bordeaux Hills of record in Plat Book 4175, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Freddie D. Milliken and wife, Wilma J. Milliken by Warranty deed from Randall Phillips Builders, Inc. a Tennessee corporation of record in Book 4458, page 261, Register's Office for Davidson County, Tennessee, dated November 09, 1970 and recorded on November 10, 1970.

Wilma J. Milliken is now deceased, having died on or about August 19, 2019, leaving Freddie D. Milliken, Sr. as the surviving tenant by the entirety.

Freddie D. Milliken, Sr, unmarried since having died, Intestate on January 2, 2022, Leaving Freddie Milliken, Jr as his sole heir at law as noted in Affidavits of Heirship recorded in Instrument No: 20220712-0079928 and Instrument No: 20220712-0079930 Register's Office for Davidson County, Tennessee.

Note: Anthony Eugene Milliken, unmarried pre deceased his father Freddie D Milliken, Sr. on November 16th, 2019, intestate he had no children, see Affidavit of Heirship recorded in Instrument No: 20220712-0079929 and Instrument No: 20220712-0079931 Register's Office for Davidson County Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 116, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4405, Page 427, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Bordeaux Hills Residential Association of record in Instrument Number 20100521-0039404, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3312 Hospital Lane, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 5th DAY OF JULY, 2022.

Freddie D. Milliken Jr

Freddie D Milliken, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDDIE D MILLIKEN, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212