Karen Johnson Davidson County
Batch# 914570 DEEDWARR
09/09/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20220909-0101171

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5190-WE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF Sept.

Notary Public

MY COMMISSION EXPIRES: 8/10/25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Milliken and Nancy Milliken	New Owner	
6620 Holt Road		180-00-0-084.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kenneth G. Bussell and wife, Helen T. Bussell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd M. Milliken a/k/a Todd Milliken and Nancy Milliken, husband and wife**

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 in Davidson County, Tennessee, being Lot No. 13, on the plan of Holt Hills Subdivision, of record in Book 5050, pages 77 and 78, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kenneth G. Bussell and wife, Helen T. Bussell by Warranty Deed from David A. Dierks and wife, Toni L. Dierks of record in Instrument No. 20040818-0099698 Register's Office for Davidson County, Tennessee, dated August 12, 2004 and recorded on August 18, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6620 Holt Road, Nashville, TN 37211**

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 do 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.

Witness our hands this the 8th day of September, 2022.

Kenneth G. Bussell

Helen T. Bussell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth G. Bussell**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of September, 2022.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helen T. Bussell**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of September, 2022.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 8 day of September, 2022.

K. Thomas Sidwell
Date: 9-8-2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 8 day of September, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

