STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2023.

Notary Public
MY COMMISSION EXPIRES: 9-6-24
File No. G23-17964

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Josephine Lyn Milliron and Austin John Bailey Milliron (NAME)	United Wholesale Mortgage, LLC (NAME)	64-13-43
4306 Woods St (STREET ADDRESS)	585 South Boulevard E. (STREET ADDRESS)	
Old Hickory TN 37027 (CITY) (STATE) (ZIP)	Pontiac, MI 48341 (CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 970635 DEEDWARR
02/14/2023 11:42:41 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20230214-0010684

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 HEREBYACKNOWLEDGED, WE, **Roy William Buckner, an unmarried man** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josephine Lyn Milliron and Austin John Bailey Milliron, wife and husband**, 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:

Being Lot Nos. 56 and 57 of Block No. 3, on the Plan of Berryville, of record in Book 421, Page 117, Register's Office for Davidson County, TN, to which plat reference is hereby made for amore complete description.

Said Lot Nos. 56 and 57 front together 100 feet on the easterly side of Wood Avenue and run back 367 feet on the northerly line and 355 feet on the southerly line to the westerly margin of the Nashville, Chattanooga, and St. Louis Railroad right-of-way, measuring 101 feet thereon.

Being the same property conveyed to Roy William Buckner, unmarried by Deed dated January 24, 2002 from William T. Buckner and Frances N. Buckner, Trustees in trust for the benefit of Frances N. Buckner and William T. Buckner, under the terms of The William and Frances Buckner Trust dated 1-4-01, a Revocable Living Trust, recorded January 30, 2002, in Instrument Number 20020130-0013294, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4306 Woods Street, Old Hickory, TN 37138.

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. Whenever 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 9th day of February, 2023.

Roy William Buckner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2023, before me personally appeared Roy William Buckner, 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 9th day of February, 2023.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066