Karen Johnson Davidson County
Batch# 989035 DEEDWARR
04/05/2023 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20230405-0024984

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>FTEC File No. 37567-03-2023 | The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 23rd day of March, 2023.<br><br>Notary Public<br><br>My Commission Expires: 3/6/24 |

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGE E. MUDTER, JR.

WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Milz Development and Construction<br>6096 San Ramon Valley Blvd Ste 293<br>Danville, CA 94526 | New owner | Map and Parcel No.:<br>10410015500 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Cynthia S. Lyall, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Milz Development and Construction, a California Corporation ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3204 Overlook Drive, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of March, 2023.

Cynthia S. Lyall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia S. Lyall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2023.

Notary Public

My Commission Expires: 3/6/24

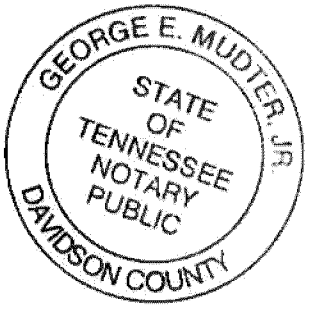


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 164 on the Map of Dr. R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described according to survey by Erle Drake, County Surveyor, October 30, 1930, as follows:

Beginning at a point on the northerly margin of Overlook Drive, formerly Hillside Drive, at the common corner of Lots 159 and 164; thence with the line between said lots northwesterly 180 feet to a point in the southerly line of Lot 157; thence with the line between Lots 157 and 164, southwesterly 70 feet to the common corner of Lots 164 and 165; southeasterly 180 feet to the northerly margin of Overlook Drive; thence with the margin of said Drive, northeasterly 70 feet to the beginning.

Being the same property conveyed to Ann C. Sanders and Cynthia S. Lyall by deed dated August 19, 1977 from David S. Popkin and wife, Hae Yung Popkin of record in Book 5186, page 366, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 1, 2004 of record in Instrument No. 20040722-0087997, Register's Office for Davidson County, Tennessee, Ann C. Sanders conveyed her interest in subject property to Cynthia S. Lyall.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable which has been prorated and assumed by Grantee. Map and Parcel No. 10410015500.
2. Restrictive Covenants contained in an instrument of record in Book 2011, page 89, Register's Office for Davidson County, Tennessee.
3. Easement for sewer line of record in Book 2033, Page 155, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 31, 2023.

J. Carlton Drumwright

March 31, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 31, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY