Karen Johnson Davidson County
Batch# 989816 DEEDWARR
04/10/2023 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20230410-0025644

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ETTA M. WILLIS AND JAMES THOMAS MORRIS, JR. AND LABRINA WINFREY**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MILZ DEVELOPMENT & CONSTRUCTION**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING THE EASTERLY 50 FEET IN LOTS 165 AND 166, ON THE PLAN OF SHARPE AND HORN'S 2ND SUBDIVISION OF THE LINDSLEY PROPERTY IN NORTHWEST NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF NORTH 2ND STREET AND CLEVELAND STREET OR AVENUE, FORMERLY JOY AVENUE, BEING THE SOUTHEAST CORNER OF LOT 166, THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, WESTERLY 50 FEET; THENCE NORTHERLY PARALLEL WITH AND 50 FEET WESTERLY FROM THE WESTERLY MARGIN OF NORTH 2ND STREET, 100 FEET TO THE LINE BETWEEN LOTS 164 AND 165; THENCE WITH SAID LINE, EASTERLY 50 FEET TO THE WESTERLY MARGIN OF SAID STREET; THENCE WITH THE WESTERLY MARGIN OF SAID STREET, SOUTHERLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ETTA M. WILLIS, JAMES THOMAS MORRIS, JR. AND LABRINA WINFREY, BY QUITCLAIM DEED FROM ETTA M. WILLIS, A SINGLE WOMAN, DATED OCTOBER 13, 2021, RECORDED OCTOBER 14, 2021 OF RECORD IN INSTRUMENT #20211014-0138372, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **127 CLEVELAND STREET, NASHVILLE, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 5TH day of APRIL, 2023.

ETTA M. WILLIS

JAMES THOMAS MORRIS, JR.

LABRINA WINFREY

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES THOMAS THOMAS, JR., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville (City), Tennessee (State), on this the 5th day of APRIL, 2023.

Notary Public
My Commission Expires: 4/23/24

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ETTA M. WILLIS, the within named bargainors, 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.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 5th day of APRIL, 2023.

Notary Public
My Commission Expires: 4/23/24

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LABRINA WINFREY, the within named bargainors, 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.

DONE at offices in Hendersonville (City), Tennessee (State), on this the 5TH day of APRIL, 2023.

Sondra Brown

Notary Public
My Commission Expires: 4/23/24

Sondra Brown
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 5TH day of APRIL, 2023.

Elizabeth J Barnes

NOTARY PUBLIC
My commission expires 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s) as follows:
MILZ DEVELOPMENT & CONSTRUCTION
2096 San Ramon Valley Blvd #293
Danville, CA 94526

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 082030/081.00

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 April 5, 2023.

J. Carlton Drumwright

April 5, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 5, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY