WARRANTY DEED

Karen Johnson Davidson County
Batch# 990399 DEEDWARR
04/11/2023 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20230411-0026186

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

37515

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

MST 2023-0105

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Kilburg	SAME	**159-056.00**
(NAME)	(NAME)	
1140 Oman Drive	1140 Oman Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, I/WE, **Gregg Homebuilding Company, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Kilburg and Ashley Kilburg, 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. 1 on the Plan of Foster Subdivision of record in Plat at Instrument No. 20070103-0001303, 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 Jefferson Adcock and Adora Evelyn Adcock, husband and wife by Warranty Deed from Larry Roger Foster and Linda Heflin Johnson, Trustee of record in Instrument No. 20150602-0050924, Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 02, 2015.

Being the same property conveyed to Gregg Homebuilding Company, LLC, a Tennessee limited liability company by Warranty Deed from Jefferson Adcock and Adora Evelyn Adcock, husband and wife of record in Instrument No. 20210524-0070038, Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 24, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20070103-0001303, Register's Office for Davidson County, Tennessee. Easement agreement of record in Instrument No. 202304110026185, Register's Office of Davidson County, TN.

This property, known as 1140 Oman Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 10th DAY OF April, 2023.

Gregg Homebuilding Company, LLC

BY: _____

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Alex Gregg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Sole Member of Gregg Homebuilding Company, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Alex Gregg as Sole Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Sole Member of said limited liability company.

Witness my hand and official seal at office, this 10th day of April, 2023.

_____
Notary Public

My commission expires: 4/24/23

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/10/23 (date of document).

Affiant Signature

4/10/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of April, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY