Karen Johnson Davidson County
Batch# 992354 DEEDWARR
04/14/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,778.59
20230414-0027577

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 480,700.00. Cheryl Belander Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2023 Elizabeth J Barnes Notary Public MY COMMISSION EXPIRES: 11-21-26 (AFFIX SEAL)
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13887-BW	

ELIZABETH J BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MILZ Development & Construction	New Owner	
696 San Ramon Valley Blvd, Ste 293		083-16-0-001.00
Danville, CA 94526		
(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, WE, **New Day Homes, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MILZ Development & Construction, a California Corporation**

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. 307 on the Plan of Section Three, Addition Four, Fortland Park of record in Plat Book 3500, Page 24, 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 Jerrald C. Leater, married by Warranty Deed from Everette S. Carnley, a widow of record in Book 10330, page 412, Register's Office for Davidson County, Tennessee, dated January 24, 1997 and recorded on January 28, 1997.

Being the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Warranty Deed from Jerrald C. Leater, married of record in Instrument No. 20220718-0081850 Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on July 18, 2022 and Affidavit recorded on August 24, 2022 in Instrument No. 20220824-0095529.

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 **2426 Brittany Drive, Nashville, TN 37206**

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 13th day of April, 2023.

New Day Homes, LLC, a Tennessee limited liability company

BY: _____
Jordan Tarajano, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan Tarajano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Project Manager and Authorized Agent of New Day Homes, LLC, the within named bargainor, and that he as such Project Manager and Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of New Day Homes, LLC, by himself as Project Manager and Authorized Agent.

Witness my hand and seal, at office in Brentwood, Tennessee, this 13th day of April, 2023.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 10-2-2025

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 14, 2023.

J. Carlton Drumwright

April 14, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 14, 2023.

Notary

My Commission Expires: 11/21/26

