RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 995336 DEEDWARR
04/24/2023 10 51 47 AM 2 pgs
Fees $13 00 Taxes $447 70

20230424-0029897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/12/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
M S Asset Management, LLC	M.S. Asset Management, LLC	
(NAME) 881 Bishopsgate Road	(NAME) 881 Bishopsgate Road	051-08-0-176-00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, **ALICE C. LIANOS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M.S. ASSET MANAGEMENT, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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.14, on the Plan of George F. Roth's Re-Subdivision of Lots Nos. 19 and 23 in the Montague Subdivision, not of record, described according to a survey made by Dorris Boner, Surveyor, dated April 24, 1946, as follows:

Beginning on the southeasterly margin of Milikins Bend at the southwest corner of the property conveyed to Zona B. Robinson by Deed from William B. Robinson and wife, of record in Book 2441, page 65, Register's Office for said County; and also the corner of Lots Nos. 14 and 15 on said unrecorded plan; thence with said Robinson's southern boundary line and the line between lots nos. 14 and 15 southeasterly 304.4 feet to a point in the northwesterly line of Lot No. 12; thence with the line between Lots Nos. 12 and 14 southwesterly 91.25 feet to the corner of Lots Nos. 13 and 14; thence with the line between said two lots, northwesterly 313 feet to the southeasterly margin of Milikens Bend; thence with same northeastery 92.25 feet to the beginning.

Being the same property conveyed to Alice C. Norris by Warranty Deed from Steve M. Robinson, Sr. and wife, Nancy L. Robinson of record in Book 5376, page 802, Register's Office for Davidson County, Tennessee, dated December 14, 1978.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 308 Milliken Bend Road, Madison, TN 37115
(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 hand this 20th day of April, 2023

ALICE C. LIANOS

F/K/A ALICE C NORRIS, ALICE LIANOS, AND ALICE NORRIS-LIANOS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice C. Lianos, the bargainor, 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 and official seal this 20th day of April, 2023.

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public