Karen Johnson Davidson County
Batch# 1006761 DEEDWARR
05/23/2023 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20230523-0038811

WARRANTY DEED

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Chandler Ann Petty Cole and Christopher James Cole	new owner	186 04 0A 057.00
(NAME)	(NAME)	
8916 Macauley Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Todd Milliken and Nancy Milliken, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Chandler Ann Petty Cole and Christopher James Cole, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 167, on the Plan of Burkitt Place Phase 1A, Section 2, Cluster Lot Subdivision, of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd Milliken and Nancy Milliken, husband and wife, by Warranty Deed from Wesley Garland and Jennifer Garland, husband and wife, of record in Instrument No. 20150916-0093877, in the Register's Office of Davidson County, Tennessee, dated September 15, 2015 and recorded on September 16, 2015.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burkitt Place Phase 1A, Section 2, Cluster Lot Subdivision, as recorded in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary Plat Burkitt Place, as recorded in Instrument No. 20050920-0113225.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burkitt Place Phase 1B, Section 1, Cluster Lot Subdivision, as recorded in Instrument No.20061109-0139669.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060306-0025388 as amended in Instrument No. 20070202-0014304; Instrument No. 20180926-0095460 and Assignment of Developer's Rights recorded in Instrument No. 20120106-0001500.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070207-0016043 as amended in Instrument No. 20070208-0016738.
Easement recorded in Instrument No. 20060317-0030915.
Application for Greenbelt Assessment - Agricultural recorded in Book 8880, Page 387.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 8916 Macauley Drive, Nolensville, TN 37135
(House No.) (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) 19 day of May, 2023.

Todd Milliken

Nancy Milliken

STATE OF TENNESSEE

COUNTY OF Williamson

On this 19 day of May, 2023, before me personally appeared Todd Milliken and Nancy Milliken, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/10/25

Donald R. Bartlett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Homeland Title
1896 General George Patton Dr.
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 May 19, 2023.

Affiant
Date: May 23, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of May 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY