Karen Johnson Davidson County
Batch# 1010533 DEEDWARR
06/02/2023 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230602-0041877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 09-07-2026

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Malachi Mills and Sara K Mills	NEW OWNER	Parcel ID: 162 06 0 080.00
(NAME)	(NAME)	
250 Delvin Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37016		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael Ferrera, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Malachi Mills and Sara K Mills, 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. 5, on the Plan of Section One, Fair Oaks, of record in Book 4175, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Margaret S. Manlove from Sherri-Ann White, unmarried by Warranty Deed dated June 21, 2012 and recorded on July 6, 2012 in Instrument No. 20120706-0059370, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brandon Adams, Trustee of The 250 Delvin Dr Trust from Margaret S. Manlove, married woman by Warranty Deed dated February 7, 2023 and recorded on February 7, 2023 in Instrument No. 20230207-0008926, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael Ferrera from Brandon Adams, Trustee of The 250 Delvin Dr Trust by Warranty Deed dated February 7, 2023 and recorded on February 9, 2023 in Instrument No. 20230209-0009577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 250 Delvin Dr, Antioch, TN 37016

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 1st day of June, 2023.

Michael Ferrera

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael Ferrera, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2023.

Vanessa Cortner
Notary Public

My Commission Expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **June 1, 2023**.

Date

Tonya Loftin
Affiant Signature

June 2, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)