Karen Johnson Davidson County
Batch# 1013144 DEEDWARR
06/09/2023 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230609-0043966

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of May, 2023.

(Affix Seal) Notary Public

My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

2023-03-746

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Megan Byrd 1829 Merritt Street Nashville, TN 37138	NEW OWNER	Map/Parcel 053-06-0B-133.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua S. Milliken and Rachel M. Smith Milliken, formerly known as Rachel M. Smith, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Megan Byrd**, _____ hereinafter called the GRANTEE, her heirs and assigns, that 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. 154 on the Plan of Phase 4B, Waterford, R10 Residential P.U.D. of record in Plat Book 7900, Page 770, 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 Joshua S. Milliken, an unmarried man and Rachel M. Smith, an unmarried as joint tenants with rights of survivorship by Warranty deed from Trison Y. Stevens and Tracey J. Stevens, husband and wife of record in Instrument No. 20160524-0051937 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 24, 2016.

This conveyance is subject to the following: Metropolitan Nashville and Davidson County property taxes for the year 2023, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1829 Merritt Street, Nashville, TN 37138 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the _____ day of May, 2023:

Joshua S. Milliken

Rachel M. Smith Milliken

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11 day of May, 2023, before me personally appeared Joshua S. Milliken and Rachel M. Smith 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's (or persons') free act and deed.

Witness my hand, at office, this 11 day of May, 2023.

Notary Signature
My commission expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

Tennessee Certification of Electronic Document

I, Britney Garner 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 5/11/23 (date of document).

Affiant Signature

6/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th of June, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025