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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 230544640**<br><br>Karen Johnson Davidson County<br>Batch# 1018359 DEEDWARR<br>06/23/2023 12:58:30 PM 3 pgs<br>Fees: $18.00 Taxes: $2,090.50<br>20230623-0047968 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $565,000.00.<br><br>Sandra Dalley<br>Affiant<br><br>Subscribed and sworn to before me, this 22nd day of June, 2023.<br><br>Notary Public<br>My Commission Expires: 01-04-2027<br><br>DONNA RANIERI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027 |

## WARRANTY DEED

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| Address New Owner:<br>J Gemry Properties LLC<br>c/o NORTHWEST REGISTERED AGENT INC<br>116 AGNES RD, STE200<br>KNOXVILLE, TN 37919 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>172 03 0A 105.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam L. Milton and Mary Elizabeth Milton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J Gemry Properties LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of The Woodlands, Phase I, Section I, of record in Plat Book 6900, Page(s) 498 and 499, 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 Adam L. Milton and Mary Elizabeth Milton, husband and wife, by Warranty Deed from Puja B. Kadolkar and husband, Manish Kharat, of record in Instrument No. 20170308-0022657, in the Register's Office of Davidson County, Tennessee, dated February 27, 2017 and recorded on March 08, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Woodlands, Phase I, Section I, as recorded in Plat Book 6900, Page(s) 498 and 499.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary The Woodlands, as recorded in Plat Book 6900, Page 497.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7334, Page 109, Book 7408, Page 250, as amended in Book 7516, Page 37, Modification recorded in Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, re-recorded in Book 8643, Page 675.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6710, Page 495 and Book 7091, Page 428.

Easement recorded in Book 7917, Page 428.

Agreement for Participation in Huntington Park Trunk Sewer as set forth in instrument recorded in Book 6699, Page 752.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7336, Page 3. Deed of Conveyance recorded in Book 8541, Page 225, Book 8541, Page 230 and Book 8541, Page 235.

This is improved property located at 5377 Windypine Drive Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 22nd day of June, 2023.

Adam L. Milton

Mary Elizabeth Milton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam L. Milton and Mary Elizabeth Milton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2023.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

Certificate of Authenticity

I, SANDRA DeVay, 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 6/22/2023.

Date

Sandra DeVay

Affiant Signature

6/23/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2023.

Donna Ranieri

Notary's Signature

My Commission Expires: 01-04-2027

Date

DONNA RANIERI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary's Seal

202306230047968