Prepared by:
Patricia R. Young
Perrone & Young
400 Sugartree Lane, #220
Franklin TN 37064-3073
615 / 373.6910

Karen Johnson Davidson County
Batch# 1044976 DEEDWARR
08/31/2023 01:56:30 PM 6 pgs
Fees: $33.00 Taxes: $1,729.75
20230831-0068406

# WARRANTY DEED

| Address New Owner | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| **Valley View Mobile Home Parks, LLC**<br>P. O. Box 1704<br>Goodlettsville TN 37070-1704 | **Same** | **018-12-0-030-00** |

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value for this transfer is $467,500.00.

**AFFIANT**

Sworn to and subscribed before me this 28th day of August 2023.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**NOTARY PUBLIC**

My commission expires: 07.10.2027

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Frankie Millstead** and husband, **Chester Millstead, Jr.** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **Valley View Mobile Home Parks, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, and assigns, that certain real estate in Goodlettsville, Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein by reference.

**THIS IS IMPROVED PROPERTY KNOWN AS:**
**310 DORR DRIVE, GOODLETTSVILLE,**
**DAVIDSON COUNTY, TENNESSEE 37072.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

**IN WITNESS WHEREOF**, the Grantors have set their hands on this 25th day of August 2023

**GRANTORS:**

Frankie Millstead
**FRANKIE MILLSTEAD**

**CHESTER MILLSTEAD, JR.**

**STATE OF KENTUCKY )**
**COUNTY OF WARREN )**

**BEFORE ME**, the undersigned, a Notary Public in and for said state and county, personally appeared **Frankie Millstead**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within-named bargainor, and that she executed the foregoing Warranty Deed for the purpose therein contained.

**WITNESS** my hand and official seal, at office in Bowling Green, Kentucky, this 25th day of August 2023.

Misty Pasley
**NOTARY PUBLIC**

My Commission Expires: April 3rd 2027

**COMMONWEALTH OF KENTUCKY )**
**COUNTY OF WARREN )**

**BEFORE ME**, the undersigned, a Notary Public in and for said state and county, personally appeared **Chester Millstead, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within-named bargainor, and that he executed the foregoing Warranty Deed for the purpose therein contained.

**WITNESS** my hand and official seal, at office in Bowling Green, Kentucky, this 25th day of August 2023.

Misty Parley
**NOTARY PUBLIC**

My Commission Expires: April 3rd 2027





202308310068406

## EXHIBIT A

[Legal Description]

**LAND** in Davidson County, Tennessee, being Lot No. 25 on the Revision of Lots 25-28 on the Plan of Mansker Heights, as shown on plat of record in Book 2854, Page 138 (which voided and vacated subject lot as previously shown on plat of record in Book 2900, Page 10), Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 179.43 feet on the Easterly side of Dorr Drive, and runs back between lines 255.55 feet on the Northerly line and 292.06 feet on the Southerly line to a dead line in the rear upon which it measures 217.3 feet thereon.

**BEING** the same property conveyed to Frankie Millstead and husband, Chester Millstead Jr., by Warranty Deed dated August 2, 2021, from Ronald Milburn and wife, Linda Michele Milburn, recorded August 11, 2021, as Instrument No. 20210811-0108462 Register's Office for Davidson County, Tennessee.

## EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2023, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 2854, Page 138 (previously recorded in Book 2900, Page 10), Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2925, Page 111, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Sewer Easement of record in Book 4805, Page 891, in the Register's Office for Davidson County, Tennessee.

5. U.S. Sprint Communications Easement of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.

## TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronically signed and remotely notarized **Warranty Deed, dated August 25, 2023**, executed by Frankie Millstead and husband, Chester Millstead, Jr., conveying real property located at 310 Dorr Drive, Goodlettsville, Davidson County, Tennessee, 37072, to Valley View Mobile Home Parks, LLC, a Tennessee limited liability company, tendered for registration herewith and that this is a true and correct copy of the electronically signed and remotely notarized document executed and authenticated according to law on August 28th, 2023

This 28th day of August 2023.

**PATRICIA R. YOUNG**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 28th day of August 2023.

**MILDRED A. SELMAN**, Notary Public

My commission expires: 07.10.2027