RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $279,000 00

Affiant

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Subscribed and sworn before me this the 17th day of October, 2023

Notary Public
My commission expires

Karen Johnson Davidson County
Batch# 1061636 **DEEDWARR**
10/18/2023 09:22 16 AM 2 pgs
Fees $13 00 Taxes $1,032 30

20231018-0081596

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Eric Robert Mills 131 Scenic View Road Old Hickory, TN 37138	Primary Residenal Mortgage 1745 International Way Idaho Falls, ID 83402	044-05-0 008 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STANLEY D DANIEL AND MARY K DANIEL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey ERIC ROBERT MILLS, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being the northwesterly 66 2 feet of Lot No 68 and the Southeasterly 6 1 feet of Lot No 67 on the unrecorded map of Scenic View Subdivision, and being Lot "J" on the Map of Resubdivision of Lots 67 to 74, inclusive of said plan and described according to a copy of a survey thereof made by James L Murphy, Jr , surveyor, dated April 21, 1959 Being at a point in the northeasterly margin of Havron Avenue, now Scenic View Drive, 33 8 feet Northwest from the common corner to Lot Nos 68 and 69, Said point strip dedicated for a public walkway, thence Northeasterly parallel to the line between Lots Nos 68 and 69, 171 8 feet to the line of Lot No 51, thence with the line between Lot Nos 51 and 50, Northwesterly 72 3 feel to a point, thence Southwesterly 172 56 feet to the margin of Havron Avenue, thence with the margin of the same, southeasterly 72 3 feet to the point of beginning.

Being the same property conveyed to Stanley D Daniel and wife, Mary K Daniel, by deed dated 07/09/2004, from William D Grisham, unmarried, of record in Instrument No 20040714-0083712, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 131 Scenic View Road, Old Hickory, 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 Grantees, their heirs, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of October, 2023

Stanley D Daniel

Mary K Daniel

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stanley D Daniel and Mary K Daniel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 17th day of October, 2023

My commission expires

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY