Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1098276 DEEDWARR
02/06/2024 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240206-0008269

39-B
File #23-1291

WARRANTY DEED

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, the undersigned **Adam Milikin and Lauren Milikin, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Morgan Arsenault and Tanner Brzygot, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 320 on the Map of Miro Meadows, Section Addition, as of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Adam Milikin and Lauren Milikin, husband and wife by deed from Logan Keith Chase and Kaleigh McLeod, husband and wife, dated May 29th, 2020, of record in Instrument No. 20200601-0056077, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1202 Coarsey Drive, Nashville, TN 37217.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Morgan Arsenault
1202 Coarsey Drive
Nashville, TN 37217

RESPONSIBLE FOR TAX PAYMENT
New owner
Property

TAX MAP-PARCEL #:
107-13-0-048.00

WITNESS THE EXECUTION HEREOF this 30 day of January, 2024.

Adam Milikin

Lauren Milikin

State of Rhode Island
County of Providence

On this 30 day of January, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Adam Milikin and Lauren Milikin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 03/08/2027

GAVIN A BARTLETT
Notary Public
State of Rhode Island
I.D. # 770144
My Commission Expires 03/08/2027

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 330,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of February, 2024.

Notary Public

My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Adde Dilworth, 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 **January 30, 2024**.

Date

Affiant Signature

January 30, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025