THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. Aaron Fortner, PLLC
810 Crescent Centre Drive, Suite 110
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 1144958 DEEDWARR
06/10/2024 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240610-0043017

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kelsee Nicole Sides 920 38th Avenue North Nashville, TN 37209	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	092-05-0-045.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Lisa L. Millspaugh and Daniel R. Millspaugh, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Kelsee Nicole Sides, a single person**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 39, on the Plan of College Hill Subdivision, Section 2, as shown on plat of record in Plat Book 2133, Page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lisa L. Millspaugh and Daniel R. Millspaugh, wife and husband by deed from Claudette Mitchell, a married woman and Tommie M. Crutchfield, a widow, as reserved by a Life Estate of record in Instrument No. 20190603-0052721, filed on 06-03-2019, Register's Office for Davidson County, Tennessee.

This is property commonly known as 920 38th Avenue North, Nashville, TN 37209*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands, this 3rd **day of June, 2024**:

Lisa L. Millspaugh

Daniel R. Millspaugh

STATE OF ~~TENNESSEE~~ Oklahoma

COUNTY OF ~~WILLIAMSON~~ Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa L. Millspaugh and Daniel R. Millspaugh,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day **of June, 2024:**

Notary Public

My Commission Expires: 09/20/2025

G. WALDRON
Notary Public - State of Oklahoma
Commission Number 21012414
My Commission Expires Sep 20, 2025

STATE OF ~~TENNESSEE~~ Oklahoma

COUNTY OF Tulsa

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$410,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 3rd DAY OF **June, 2024:**

Notary Public

My Commission Expires: 09/20/2025

G. WALDRON
Notary Public - State of Oklahoma
Commission Number 21012414
My Commission Expires Sep 20, 2025

202406100043017

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 3, 2024**.

Affiant Signature

June 7, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 7th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25