WARRANTY DEED

Karen Johnson
Batch # 1150774
06/25/2024 02:14:21 PM
Fees: $18.00 Taxes: $1,332.00

Davidson County
DEEDWARR
3 pgs

20240625-0047461

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 21ST DAY OF JUNE, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2682-SSO

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Benjamin Milligan 3305 Panorama Drive Nashville, TN 37218	Churchill Mortgage 1749 Mallory Ln, Ste. 100 Brentwood, TN 37027	08007004300

For and in consideration of the sum of Three Hundred Sixty Thousand And 0/100 ($360,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

WEI HU, A MARRIED WOMAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

BENJAMIN MILLIGAN, A SINGLE MAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 484, on the Plan of Bordeaux Hills, Section 6, as of record in Book 3842, Page 10, in the Register's Office for Davidson County, Tennessee. To which Plat references herby made for a more accurate and complete description thereof.

BEING the same property conveyed to Wei Hu a married woman, from Mario Mitchell Productions, Inc., a Tennessee for profit corporation, by Quitclaim Deed dated October 11, 2023, recorded October 19, 2023, of record in Instrument No. 20231019-0082006, said Register's Office for Davidson County, Tennessee; also being the same property conveyed to Mario Mitchell Productions, Inc., a Tennessee for profit corporation, by Warranty Deed from Terry Sellers and Darrell C. Sellers, as her heirs dated September 25, 2023, and recorded on September 28, 2023, of record in Instrument No. 20230928-0076181, said Register's Office for Davidson County, Tennessee.; also being the same property conveyed to DeLois D. Sellers, by Warranty Deed from Secretary of Housing and Urban Development, dated March 7, 1978, recorded on April 3, 1978, of record in Book 5268, Page 526, said Register's Office for Davidson County, Tennessee.

The here and described property is not now nor has it ever been the primary marital residence of the grantor herein.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 3305 Panorama Drive, Nashville, TN 37218.

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR WEI HU, A MARRIED WOMAN to BENJAMIN MILLIGAN, A SINGLE MAN FOR THE TRANSFER OF PROPERTY LOCATED AT 3305 PANORAMA DRIVE, NASHVILLE, TN 37218.]

Witness our/my hand on the 21st day of June, 2024.

Wei Hu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wei Hu, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of June, 2024.

Notary Public
My Commission Expires: _____

