Karen Johnson Davidson County
Batch# 1202723 DEEDWARR
11/07/2024 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20241107-0086940

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1 day of November, 2024.

(Affix Seal) Notary Public

My Commission Expires: 3/9/27

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

2024-08-2068

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William B. McGee and Emily B. McGee 1037 Granbery Park Dr Brentwood, TN 37027	OWNER	Map/Parcel 160-12-0A-009.00-CO

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, **Henry Richard Milner, IV and Shelley Banks Milner, Co-Trustees of The Milner Family Trust dated December 7, 2021,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **William B. McGee and Emily B. McGee, husband and wife,** hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat of Granbery of record in Plat at Instrument No. 20180531-0051923, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry Richard Milner IV and Shelley B. Milner, husband and wife by Special Warranty Deed from Turnberry Homes LLC, a Tennessee limited liability company of record in Instrument No. 20181029-0106648 Register's Office for Davidson County, Tennessee, dated October 26, 2018 and recorded on October 29, 2018.

Being the same property conveyed to Henry Richard Milner IV and Shelley Banks Milner, Co-Trustees of the Milner Family Trust dated December 07, 2021 by Quitclaim Deed from Henry Richard Milner IV and Shelley B. Milner, husband and wife of record in Instrument No. 20211213-0164647 Register's Office for Davidson County, Tennessee, dated December 07, 2021 and recorded on December 13, 2021.

This conveyance is subject to the following: 2024 Davidson County property taxes have been prorated between the parties and paid by the Grantor, subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1037 Granbery Park Dr, Brentwood, TN 37027.

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

Effective the 1st day November, 2024.

The Milner Family Trust dated December 7, 2021

By: Henry Richard Milner IV Co-Trustee
Henry Richard Milner, IV, Co-Trustee

By: Shelley Banks Milner Co-Trustee
Shelley Banks Milner, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Henry Richard Milner, IV and Shelley Banks Milner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees of The Milner Family Trust dated December 7, 2021, the within bargainors, and that we as such Co-Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing our names as Co-Trustees of The Milner Family Trust dated December 7, 2021.

Witness my hand, at office, this 1 day of November, 2024.

Notary Signature

My commission expires:

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Property Address: 1037 Granbery Park Dr, Brentwood, TN 37027

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is true and exact copy of the original document executed and authenticated according to law on November 1, 2024.

Steve Berneman

Date: 11/01/2024

State of Tennessee

County of Davidson

Sworn and subscribed before me on November 1, 2024 by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY