Karen Johnson
Batch # 1232194
01/30/2025 02 48 17 PM
Fees $13 00 Taxes $1,310 36

Davidson County
DEEDWARR
2 pgs

20250130-0007253

Prepared by·

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JM-P-25-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $354,150.00.

Affiant

Subscribed and sworn to before me this 29th day of January, 2025.

Notary Public
My Commission Expires 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

File No · 2025-1052

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jacob Mills and Brianna Mills	Churchill Mortgage Corp	
105 Plantation Court Nashville, TN ~~37212~~ 37221	1749 Mallory Lane #100 Brentwood, TN 37027	142-05-0A-003.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ray W. Akron and Julliana Akron, husband and wife

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

Jacob Mills and Brianna Mills, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit.

A certain Condominium Apartment in Davidson County, Tennessee, described as follows

Unit No A-3, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, as shown on the plat of River Plantation, Section Two, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, said Register's Office, and described in the Master Deed of record in Book 4661, Page 334, said Register's Office.

Being the same property conveyed to Ray W. Akron, an unmarried man by Warranty Deed from Brenda K. Akin, an Unmarried Woman of record in Instrument No 20170503-0043316 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 03, 2017 Julliana Akron joins in this conbeyance to convey any marital interest she may have.

This conveyance is subject to any and all restrictions and easements of record.

This is ✓ improved _____unimproved property and the address of the herein described property is believed to be 105 Plantation Court, Unit A-3, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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

Witness my hands this 27th day of January, 2025

Ray W Akron

Julliana Akron

STATE OF Florida
COUNTY OF Hillsborough

On this 27th day of January, 2025, before me personally appeared Ray W Akron and Julliana Akron, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 27th day of January, 2025

Notary Signature Carmen F. Alvarez
My commission expires 5/28/2027

CARMEN F ALVAREZ
Commission # HH 368246
Expires May 28, 2027

✓ Physical Presence
or
___ Online Notarization
Prod FLDL