Name and Address of New Owner:
Millennium Hills Co.
5013 South Louise Avenue
Suite 645
Sioux Falls, SD 57108

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1254113 DEEDWARR
03/31/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $33.30
20250331-0024058

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 047-00-0-151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bruce Malone and Carolyn Malone, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Millennium Hills Co, a South Dakota Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the Davidson County, Tennessee.

Beginning at an iron pin in the Westerly margin of Old Hickory Boulevard, being the Southeast corner of herein described tract and the Northeast corner of the Tommy R. Pope property of record in Book 5522, Page 386, Register's Office for Davison County, Tennessee; thence with the common line of Tommy R. Pope, North 70 degrees 45 minutes West 735.82 feet to a point in said line; thence North 19 degrees 15 minutes East 59.93 feet to a point; thence South 70 degrees 45 minutes East 738.70 feet to a point in the Westerly margin of Old Hickory Boulevard; thence with said margin, South 22 degrees 00 minutes West 60.0 feet to the point of beginning, containing 1.0 acres, more or less.

Being a portion of the same land conveyed from Edward A. Sadler, Jr., Trustee, to Betty J. Petway of record in Book 6052, Page 592, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Bruce Malone and Carolyn Malone by Quitclaim Deed from Betty J. Petway of record in Book 8880, Page 121, Register's Office for Davidson County, Tennessee, dated December 22, 1992 and recorded on March 4, 1993.

Being unimproved property known as 5553 Old Hickory Boulevard, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 28th day of March, 2025.

Bruce Malone (SEAL)
Bruce Malone

Carolyn Malone (SEAL)
Carolyn Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce Malone and Carolyn Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Witness my hand and seal this 28th day of March, 2025.

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $9,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28 31st day of March, 2025.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-25-3882

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-28-26.

Affiant Signature

3-28-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of March, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON