THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8362-WE Karen Johnson Davidson County Batch # 1258420 **DEEDWARR** 04/14/2025 10 16 32 AM 2 pgs Fees $13 00 Taxes $1,757 50 20250414-0027893	STATE OF TENNESSEE COUNTY OF DAVIDSON Prepared by: Record and Return To: Rosenthal Title, Inc THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF APRIL, 2025. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin William Higgins and Margaret Johnson Higgins		
4807 Milner Drive	NEW OWNER	147-06-0-103.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tate Conerly Davis n/k/a Tate Davis Parrott, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin William Higgins and Margaret Johnson Higgins, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 50 on the Plan of Battery Crest Subdivision, Section 1 of record in Plat Book 2900, Page 91, in the Register's Office for Davidson County.

Said Lot No. 50 fronts 82.53 feet on the Westerly side of Milner Drive and extends back 243.85 feet on the Northerly line and 218.22 feet on the Southerly line to a dead line measuring 109.6 feet thereon.

Being the same property conveyed to Tate Conerly Davis, an unmarried woman by Warranty Deed from Jerry D. Barber and wife, Linda Ann Barber of record in Instrument No. 20180406-0032489 Register's Office for Davidson County, Tennessee, dated April 5, 2018 and recorded on April 6, 2018.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T. C A. 260-2-307, or other similar statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4807 Milner Drive, Nashville, TN 37211**

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 our hands this the 10 day of April, 2025.

Tate Davis Parrott

Tate Davis Parrott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tate Davis Parrott,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of April, 2025.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON