Karen Johnson Davidson County
Batch# 1260101 DEEDWARR
04/15/2025 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20250415-0028508

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 25-CD-107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.(S)
WILLIAM BROGEN DAVIS AND KATHERINE DAVIS, AND LAURA MONTGOMERY,	NEW OWNER	135160A09700CO
(NAME)	(NAME)	
2536 Somerset Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety-Five Thousand And No/100 Dollars ($495,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KIMBERLY MABRY FKA KIM MILLIKEN AND SHAWN PATRICK EVANS, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM BROGEN DAVIS AND KATHERINE DAVIS, HUSBAND AND WIFE, AND LAURA MONTGOMERY, AN UNMARRIED WOMAN, 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:

Lot 100, Subdivision of Tract 8, 9 and 10 of Nashboro Village, as shown on plat of record in Plat Book 5200, page 186 thru 189, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Kim Milliken and Kimberly Mabry are one and the same person.

Being the same property conveyed to Kim Milliken by Quitclaim Deed from Jeremy Milliken, dated October 31, 2014, recorded November 20, 2014, of record in Instrument No. 20141120-0107015, Register's Office for Davidson County, Tennessee.

**Shawn Patrick Evans joins in this conveyance to relinquish any marital interest in the property

unimproved ☐
This is improved ☒ property, known as 2536 Somerset Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 10 day of April 2025.

Kimberly Mabry

Shawn Patrick Evans

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10 day of April 2025, before me personally appeared Kimberly Mabry and Shawn Patrick Evans, wife and husband to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 10 day of April 2025.

Commission Expires: _____

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the custodian 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 April 10, 2025

Affiant Signature

4/10/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10 day of April, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY