Karen Johnson Davidson County
Batch# 1297883 DEEDWARR
07/15/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250715-0055785

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

File No. AP-25-10342

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Stellato and Riley D. Stellato	**New Owner**	
(NAME)	(NAME)	083-16-0-029.00
2518 Brittany Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Matt Millsap, an umarried man, and Jaime Millsap, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Stellato and Riley D. Stellato, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 6 on The Plan of Eastland Acres, Section 7, as of record in Book 2330, Page 166, Register's Office for said County, described as follows:

Beginning on the Southeasterly margin of Brittany Drive at the corner of Lots Nos. 5 and 6; thence with the line between said two Lots, Southeastwardly 177.3 feet; thence South 17 degrees 25 minutes West 210.5 feet to the Northerly margin of Longfield Avenue; thence with the same Northwesterly 212.06 feet to the beginning of a curve; thence around said curve having a radius of 25 feet Northeasterly 35.44 feet to the Southeasterly margin of Brittany Drive; thence with the same Northeasterly 167.95 feet to the beginning.

Being the same property conveyed to Matt Millsap and Jaime Millsap, husband and wife by Warranty Deed from Jeremy T. Hundley and Leila W. Hundley of record in Instrument No. 20200220-0018806 Register's Office for Davidson County, Tennessee, dated February 18, 2020 and recorded on February 20, 2020.

The said Matt Millsap and Jaime Millsap having since divorced pursuant to that Final Decree and Marital Dissolution Agreement in the Fourth Circuit Court, Davidson County, Tennessee, Docket No. 24D1272.

This is property more commonly known as 2518 Brittany Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 14th day of July, 2025.

Matt Millsap

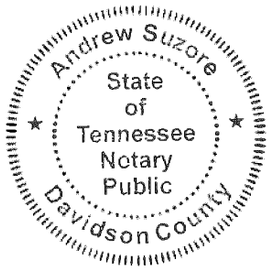
Jaime Millsap

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2025, before me personally appeared Matt Millsap and Jaime Millsap, 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 14th day of July, 2025.

Notary Signature
My commission expires: May 8, 2028



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **July 14, 2025**.

Date

Alli P

Affiant Signature

7/15/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County