WARRANTY DEED

Karen Johnson
Batch # 1320712
09/10/2025 10 19.09 AM
Fees $13 00 Taxes $925 00

Davidson County
DEEDWARR
2 pgs

20250910-0072286

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~4TH~~ 8th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Aura Nova Ventures, LLC	Aura Nova Ventures, LLC	095-04-0-086 00
(NAME) 5444 Cedar Crossing	(NAME) 5444 Cedar Crossing	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Paul Milam, Personal Representative for the estate of Vicki Lynn Milam aka Vicki L. Milam** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Aura Nova Ventures, LLC**, hereinafter called the GRANTEE(S), his/her/their 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 113 on the Map of Eva-Mor Heights, as of record in Plat Book 1424, page 149, Register's Office for Davidson County, Tennessee

Said Lot No 113 fronts 75 feet on the east side of McGavock Pike and runs back between lines 189 19 feet on the north line and 189 18 feet on the south line to a dead line in the rear on which it measures 75 74 feet

Being the same property conveyed to Paul B Milam and wife, Sarah P Milam by Warranty Deed dated April 15, 1992, from Tracey L Fortner, unmarried, of record in Book 8605, page 70, said Register's Office

Paul B Milam and Sarah P Milam having since died, Sarah P Milam having predeceased Paul B Milan on August 18, 2013, and Paul B Milan died testate on March 7, 2025 Leaving a Last Will and Testament which has been admitted to Probate under Case No 2025PR176 filed in the Clerk and Master's Office for Wilson County, Tennessee Pursuant to the Last Will and Testament of Paul Brandon Milam (aka Paul B Milam) the property was devised to Vicki Lynn Milan, daughter & Matthew Paul Milam, grandson

Vicki Lynn Milam (aka Vicki L Milam) having since died testate on March 15, 2025 Leaving a Last Will and Testament which has been admitted to Probate under Case No 2025PR176 filed in the Clerk and Master's Office for Wilson County, Tennessee Pursuant to the Last Will and Testament of Vicki L Milam the property was devised to Matthew Paul Milam, Executor of her estate and Matthew Paul Milam individually

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

File No 2695836
Warranty Deed TN

unimproved ☐

This is improved ☒ 217 McGavock Pike, Nashville, TN 37214

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of September, 2025.

The Estate of Vicki Lynn Milam aka Vicki L. Milam

By: Matthew Paul Milam

Matthew Paul Milam, Personal Representative

State of INDIANA
County of HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Paul Milam, the personal representative for the estate of Vicki Lynn Milam aka Vicki L. Milam, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of September, 2025.

Jennifer Hudson

Notary Public:
My Commission Expires: 04/19/28

JENNIFER HUDSON
HAMILTON County
NOTARY PUBLIC
Commission Number
NP0726332
NOTARY SEAL
My Commission Expires 04/19/2028
STATE OF INDIANA

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122