WARRANTY DEED

Karen Johnson
Batch # 1324251
09/19/2025 10:39:44 AM
Fees: $13.00 Taxes: $2,368.00
20250919-0074966

Davidson County
DEEDWARR
2 pgs

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $640,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF SEPTEMBER, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-2-29

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3480LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company	Same as New Owner	102 08 0 091.00
827 Hillwood Boulevard		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALVIN E. MILLIKEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

SEE EXHIBIT "A"

This is improved property known as 827 Hillwood Boulevard, Nashville, TN 37209

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), their heirs and/or 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), their heirs and/or 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 hand on the 16th day of September, 2025.

Alvin E. Milliken by Gary A. Milliken attorney in Fact

Alvin E. Milliken
by Gary A. Milliken, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, GARY A. MILLIKEN, AS ATTORNEY IN FACT, FOR ALVIN E. MILLIKEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of September, 2025.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

25-3480LA

EXHIBIT A - LEGAL DESCRIPTION

Located in the 8th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 68 on the Plan of Horton Heights, Section VII, as of record in Book 2133, Page 25, Register's Office for said County.

Said Lot No. 68 fronts 169 feet on the south side of Hillwood Boulevard and runs back 190.2 feet on the easterly line and 359 feet on the westerly line to a dead line in the rear on which it measures 238.8 feet.

Being the same property conveyed to Alvin E. Milliken and wife, Mildred C. Milliken, by Warranty Deed from George W. Boles and wife, Mildred Boles, dated April 9, 1968, and recorded April 10, 1968, of record in Book 4226, Page 175, in the Register's Office for Davidson County, Tennessee. (Mildred C. Milliken died on or about July 8, 2012, leaving Alvin E. Milliken as the sole surviving tenant. See also: Power of Attorney of record in Instrument No. 20250908-0071717.)

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2133, Page 25, of the Public Records of Davidson County, Tennessee.

5. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Book 2106, Page 178, of the Public Records of Davidson County, Tennessee.

6. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

7. Possible encroachment of parcel 102 12 0 007.00 onto parcel 102 08 0 091.00 as shown on the current tax map.