WARRANTY DEED

ASHLEY NOFFSINGER
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 $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-3-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Demika Levy	Texana Bank, N.A.	095-12-0-165.00
(NAME)	(NAME)	
230 Emery Drive	1698 Keller Pkwy, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Keller, TX 76248	
(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 Paul B. Milam**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Demika Levy**, a single woman, 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. 9 on the Re-subdivision of Lots No. 9 and 10 on the Plan of Lakeland of record in Book 4595, page 97, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Emery Drive, at the common corner of Lots Nos. 9 and "B"; thence with the line between said lots, northwesterly 160 feet to an iron pin; thence southwesterly 216 feet to a concrete monument; thence southeasterly 73 feet to a concrete monument at the corner of Lots 8 and 9; thence with the line between said lots, southeasterly 171.5 feet to the westerly margin of Emery Drive; thence with the margin of the same, northeasterly along a slight curve, 166.9 feet to the beginning.

Being the same property conveyed to Paul B. Milam and wife, Sarah P. Milam by Warranty Deed from Donald W. Fortner and wife, Ruby M. Fortner, dated 11/19/1982, of record in Book 5967, Page 317, Register's Office for Davidson County, Tennessee.

The said Sarah P. Milam died on 08/18/2013, leaving the said Paul B. Milam the sole surviving tenant by the entirety.

The said Paul B. Milam died testate on 03/07/2025, devising subject property to Matthew Paul Milam, as Personal Representative of the Estate of Paul B. Milam, Deceased as evidenced in Docket No. 2025PR175, Probate Court Clerk's Office for Wilson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 230 Emery Drive, 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.

Karen Johnson Davidson County
Batch# 1335280 DEEDWARR
10/17/2025 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20251017-0082758

202510170082758

Effective the 13th day of October, 2025.

The Estate of Paul B. Milam

By: Matthew Paul Milam, Personal Representative

By: 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 Paul B. 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 13th day of October, 2025.

Jane Roman-Brown

Notary Public:
My Commission Expires: 6/18/32

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

JANE ROMAN-BROWN
Notary Public
Marion County - State of Indiana
Commission Number NP0757077
My Commission Expires Jun 18, 2032

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 October 15th, 2025.

Affiant
Date: 10/15/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 15th day of October, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY