Karen Johnson Davidson County
Batch# 1342422 DEEDWARR
11/06/2025 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251106-0088447

WARRANTY DEED

ABBY L. WOODWARD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

One Home Village, Inc.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2025.

(Affix Seal) Notary Public

My Commission Expires: 4.22.29

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
One Home Village, Inc.		25-193 and
0 Dry Creek Road	1850 Glenbrook Way	
Goodlettsville, TN 37072	Hendersonville, TN 37075	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Travis Milliken and wife, and Karolyn Milliken**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **One Home Village, Inc.**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A portion of a tract of land located in the Tenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Tract 2 as conveyed to Berry S. Mitchell and Deborah K. Mitchell as evidenced in Book 4637, Page 348, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Commencing at a concrete monument (old) at the southwest end of the westerly terminus of Tabor Drive, a 50 foot right of way; said monument being the northwest property corner of Lot 37 as shown on the Final Plat of Section, Solitude Acres as recorded in Book 4300, Page 138, Register's Office for Davidson County, Tennessee; said monument also being the northeast property corner of Hassell T. Farmer and wife, Henrietta L. Farmer of record in Book 6877, Page 416, said Register's Office; with the north property line of said Farmer property, N 86 degrees 27' 30" W 472.72 feet to an iron pin (new); said pin being the point of beginning of the herein described tract; thence, continuing with the north property line of said Fanner property N 86 degrees 27' 30" W 472.71 feet to an iron pin (old) in the east property line of Lot 2 as shown on the Final Plat of "Stockton Subdivision" as recorded in Book 6200, Page 840, said Register's Office; thence, with the east property line of said Lot 2, N 01 degrees 28' 32" E, 139.80 feet to an iron pin (old); said pin being the southeast property corner of Jack Williams and wife, Robbie Williams as recorded in Book 7604, Page 700, said Register's Office; thence, with the east property line of said Williams property as recorded in Book 7604, Page 700 and Book 3974, Page 668, said Register's Office; N 03 degrees 39' 59" E 723.75 feet to an iron pin (old); thence, continuing with the east property line of said Williams property, N 01 degrees 36' 23" E 360.00 feet to an iron pin (new); thence, continuing with said easterly line, N 01 degrees 35' 19" W 324.75 feet to an iron pin (old); said pin being the southerly property corner of Truman F. Shane and wife, Jewell Shane (Deed Tract No. 2) as recorded in Book 2438, Page 452, said Register's Office; thence with the southerly property line of said Shane property, N 75 degrees 49' 01" E 102.65 feet to an iron pin (new); thence N 64 degrees 08' 26" E 229.58 feet to an iron pin (new); said pin being the southwest property corner of said Shane property (Deed Tract No. 1); thence continuing with the southerly property line of said Shane property (Deed Tract No. 1), S 88 degrees 37' 29" E 219.73 feet to an iron pin (new); thence, with a line severing said Mitchell property S 03 degrees 32' 30" W, 1698.95 feet to the point of beginning and containing 799,326 square feet or 18.350 acres, more or less, together with the following described ingress/egress and utility easement.

Easement: a permanent perpetual easement for ingress/egress and utilities being 50.22 feet in width, running parallel to an with the south boundary line of the herein described tract, said easement being described as follows, to-wit:

Beginning at a concrete monument (old) at the southwest and of the westerly terminus of Tabor Drive, a 50 foot right of way; said monument being the northwest property corner of Lot 37 as shown on the Final Plat of "Section Two, Solitude Acres" as recorded in Book 4300, Page 138, said Register's Office; said monument also being the northeast property corner of Hassell T. Fanner and wife, Henrietta L. Fanner of

record in Book 6877, Page 416, said Register's Office; thence with the northerly property line of said Farmer property, N 86 degrees 27' 30" W 472.71 feet to an iron pin (new); thence, with a line severing the Mitchell property, N 03 degrees 32' 30" E 50.22 feet to a point; thence, S 86 degrees 27' 30" E 472.37 feet to a concrete monument at the northwest and of the westerly terminus of Tabor Drive; thence, with the westerly terminus of Tabor Drive, S 03 degrees 09' 30" W 50.22 feet to the point of beginning and containing 23,731 square feet or 0.5448 acres, more or less.

Being the same property conveyed to Travis Milliken and wife, Karolyn Milliken by deed from Deborah Williams, unmarried of record in Instrument No. 201308210087958, recorded on 08/21/2013, Register's Office for Davidson County, Tennessee.

unimproved ☑
This is improved ☐ Property known as: **0 Dry Creek Road, Goodlettsville, TN 37072**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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(s) this 30 day of October, 2025

Travis Milliken

Karolyn Milliken

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Travis Milliken and Karolyn Milliken, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 30 day of October, 2025.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 11.5.25 (date of document).

Angel Hyde
Affiant Signature

November 6, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of November, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29