This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1353607 DEEDWARR
12/04/2025 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20251204-0096184

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $395,000.00

Affiant Signature

Subscribed and sworn to before me on this the 2 Day of December.

Notary Public

My Commission expires _____/_____/_____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

NAME AND ADDRESS OF PROPERTY OWNER:
Corrie Seabrook and Zachary Tucker
6191 Del Sol Drive
Nashville, TN 37189

SEND TAX BILLS TO:
Guild Mortgage Company, LLC
PO Box 1788
Springfield, OH 45501-1788

MAP AND PARCEL NUMBER: 049140A04000CO

WARRANTY DEED

Effective the 2nd Day of December 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jessica McDaniel, Alicia Callaghan & Matthew Millage, heirs-at-law of Robert Joseph Millage Jr Aka Robert J. Millage Jr, Deceased.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Corrie Seabrook and Zachary Tucker, both single persons, as joint tenants with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 40, on the plan of Vista R-10 Subdivision – Cluster Lot option, according to plat and survey appearing of record in Instrument Number 20170203-0011914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Robert Joseph Millage Jr aka Robert J. Millage Jr died 3/23/2025, leaving his heirs-at-law, as evidenced by affidavits of heirship recorded as document no 20250527-0041139 & 20250527-0041140, Register's Office for Davidson County, Tennessee: Jessica McDaniel, Alicia Callaghan & Matthew Millage.

Being the same property conveyed to Robert J. Millage Jr., unmarried man from Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed dated 02/23/2018 and recorded 03/01/2018 in Instrument No. 20180301-0019309, Register's Office of said County. The said Robert J. Millage Jr. having since died, as evidence see Affidavit of Heirship of record in Instrument No. 20250527-0041139, Instrument No. 20250527-0041140, and Instrument No. 202512040096183.

This is an improved property commonly known as: 6191 Del Sol Drive, Whites Creek, TN 37189-2901

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 2 day of Dec, 2025

Jessica McDaniel

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jessica McDaniel**, the within named bargainer, 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.

Notary Public
My Commission expires: 1/22/2029

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Alicia Callaghan

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alicia Callaghan**, the within named bargainer, 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.

Notary Public
My Commission expires: 1/22/2029

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Matthew Millage

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Matthew Millage**, the within named bargainer, 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.

Notary Public
My Commission expires: 1/22/2029

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

True Copy Certification

I, **Tammy Carney,** 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 this the 2nd day of December, 2025.

Affiant Signature
Date 12-2-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026