Prepared by:
Return to:
Bell & Alexander Title, Inc.
8110 Isabella Lane, Suite 100
Brentwood, TN 37027

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $363,000.00.

Affiant

Subscribed and sworn before me this the 30 day of April, 2026.

Notary Public
My commission expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1414016
05/01/2026 09:48:42 AM
Fees: $13.00 Taxes: $1,343.10

Davidson County
DEEDWARR
2 pgs

20260501-0038760

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Welch 4306 Woods St. Old Hickory, TN 37138	~~Lender~~ New Owner	064-13-0 043.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPHINE LYN MILLIRON AND AUSTIN JOHN BAILEY MILLIRON, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES WELCH, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 56 and 57 of Block No. 3, on the Plan of Berryville, of record in Book 421, Page 117, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Said Lot Nos. 56 and 57 front together 100 feet on the easterly side of Wood Avenue and run back 367 feet on the northerly line and 355 feet on the southerly line to the westerly margin of the Nashville, Chattanooga, and St. Louis Railroad right-of-way, measuring 101 feet thereon.

Being the same property conveyed to Josephine Lyn Milliron and Austin John Bailey Milliron, wife and husband, by deed dated 02/09/2023, from Roy William Buckner, an unmarried man, of record in Instrument No. 20230214-0010684, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4306 Woods St., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29 day of April, 2026.

Josephine Lyn Milliron

Austin John Bailey Milliron

STATE OF WA
COUNTY OF Spokane

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Josephine Lyn Milliron and Austin John Bailey Milliron, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of April, 2026.

My commission expires: 6/11/2029

Notary Public

Notary Public
State of Washington
ANTHONY BUCHANAN
License #25017910
My Commission Expires
June 11, 2029