Karen Johnson Davidson County
Batch # 1428030 DEEDWARRSP
06/04/2026 02:18:42 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20260604-0050631

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64486
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brent Milligan Sarah Milligan 1048 Stonebridge Park Dr Franklin, TN 37069	Brent Milligan Sarah Milligan 1048 Stonebridge Park Dr Franklin, TN 37069

TAX MAP PARCEL NUMBERS: 15602016900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$320,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Regions Bank, Trustee, Successor in Trust to First American Trust Company, Trustee under the Will of Mary R. Darden FBO William Michael Darden and not individually**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brent Milligan and Sarah Milligan, husband and wife,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 721 on the Plan of Harpeth Woods Section Two of record in Book 5200, page 280, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to First American Trust Company, Trustee under the Will of Mary R. Darden FBO William Michael Darden, and not individually by Warranty Deed from Roderick Keith Goodman, married, dated April 19, 1994, and recorded on April 21, 1994, of record in Book 9318, page 320, Register's Office for Davidson County, Tennessee. The said First American Trust Company is now known as Regions Bank, Trustee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 280, said Register's Office, which Plan shows a 30 foot minimum building set back line from Harpeth Bend Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. And a calculated high water line across a portion of said lot. Restrictive Covenants of record in Book 5884, page 840, said Register's Office.

This is improved property, known as 816 Harpeth Bend Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2026.

Regions Bank, Trustee:

David P. Rogers, Vice President

State of Tennessee

County of Davidson

On this 1st day of June, 2026, before me the undersigned authority, personally appeared Regions Bank, Trustee, Successor in Trust to First American Trust Company, Trustee under the Will of Mary R. Darden FBO William Michael Darden and not individually, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Sworn and subscribed before me this 1st day of June, 2026.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary