Karen Johnson Davidson County
Batch# 1474923 DEEDWARR
09/18/2026 01:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,431.90
20260918-0087093

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: (DL) Title No.: 64582
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brett Milner Lynn Milner 320 Old Hickory Boulevard #2008 Nashville, TN 37221	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707

TAX MAP PARCEL NUMBERS: 128120A14600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$387,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer A. Salas, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brett Milner and Lynn Milner, 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 Unit No. 146 Building No. 20 on the Plan of Section 10 Phase 1B Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Inst. No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 24 to the Master Deed of record in Inst. No. 20030108-0003647, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed of record as aforementioned, said Register's Office, for a more complete description.

Being the same property conveyed to Hillel M. Frankel, a married man, and Noam T. Frankel, a married man, by Warranty Deed from Brian A. Bishop and Michael G. Bishop dated July 12, 2016 and recorded on July 15, 2016, of record in Inst. No. 20160715-0073031, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 10, 2022, recorded May 17, 2022, of record in Inst. No. 20220517-0056541, said Register's Office, Noam T. Frankel, a married man, conveyed his interest in subject property to Jennifer A. Salas. by Quitclaim Deed dated May 8, 2026, recorded May 8, 2026, of record in Inst. No. 20260508-0041792, said Register's Office, Hillel M. Frankel conveyed his interest in subject property to Jennifer A. Salas.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "A" to the Master Deed and Bylaws of record in Inst. No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 24 to the Master Deed of record in Inst. No. 20030108-0003647, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Inst. No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 24 to the Master Deed of record in Inst. No. 20030108-0003647, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Declaration of Reciprocal Access and Maintenance Agreement of record in Inst. No. 20191001-0100109, said Register's Office; Charter of Eagle Ridge at the Reserve Homeowners Association, Inc. of record in Inst. No. 20010112-0003836 and Inst. No. 20010112-0003839, said Register's Office.

This is improved property, known as 320 Old Hickory Boulevard, # 2008, 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 whomsoever.

WITNESS THE EXECUTION HEREOF this 3 day of September, 2026.

Jennifer A. Salas

Jennifer A. Salas

State of CA

County of Solano

On this 3 day of September, 2026 before me the undersigned authority, personally appeared Jennifer A. Salas, 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.

Notary

My Commission Expires: March 23 2028

SANDRA SMITH
Notary Public - California
Solano County
Commission # 2482907
My Comm. Expires Mar 23, 2028

NNA1 NNA1

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: $387,000.00.

Jennifer A. Salas
Affiant

Sworn and subscribed before me this 3rd day of September, 2026.

SEE ATTACHED
Notary

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Solano

Subscribed and sworn to (or affirmed) before me on this 3rd day of September, 2026, by Jennifer A Salas,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

SANDRA SMITH
Notary Public - California
Solano County
Commission # 2482907
My Comm. Expires Mar 23, 2028

(Seal)

Signature

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 8, 2026

Affiant Signature

18th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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