Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0744

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of November, 2019

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 324864 DEEDWARR
12/04/2019 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $203.50
20191204-0125184

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alex Velasquez 601 Oak Forrest Lane Antioch, TN 37013	NEW OWNER	124-00-0-034

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Doug Seaborn and Gary Mason and Darlene Sedgwick and Ricky Lynn Eakes as the heirs at law of Robert E. Seaborn

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alex Velasquez

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 4th Civil District of Davidson County, Tennessee, on a unrecorded survey and shown as Tract 1, according to survey by Wane S. Cooper, Sr., surveyor certificate #7, October 13, 1970 as follows:
Beginning on the westerly margin of a farm road, 400 feet in a northerly direction from Pugh Road, and a common corner with Jewell Luttrell; thence following the margin of said farm road, N 5 degrees East, 200 feet to a point and a common corner with Tract No. 2; thence with the line between Tract Nos 1 and 2, N 86 degrees 30 minutes West, 883.7 feet to an iron pin; the Jimmie Alexander property; thence S 3 degrees 30 minutes West, 200 feet to a common corner with Jewell Luttrell; thence with the line between Jewell Luttrell and this property, S 86 degrees 30 minutes East, 880 feet to the point of beginning, containing 4.04 acres ,more or less. (also known as Lot 1 on the plat of Hickory Hills Subdivision as shown in Book 5190, Page 21, said Register's Office).

Being the same property conveyed to Robert Earl Seaborn and wife, Carolyn Mae Seaborn by Installment deed from Blant M. Duke and wife, Bobbie J. Duke of record in Book 5259, page 421, Register's Office for Davidson County, Tennessee, dated February 28, 1978 and recorded on March 6, 1978. Carolyn M. Seaborn having since died April 17, 2014. Robert E. Seaborn having since died September 9, 2018, Doug Seaborn, Gary Mason, Darlene Sedgwick and Ricky Lynn Eakes being named as the heirs at law of Robert E. Seaborn per Affidavit of Heirship of record in Instrument No. 20191127-0122900 Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instument No. 201912040125183, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3437 Pugh Road, Hermitage, TN 37076

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; and we so covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of November, 2019.

Estate of Robert E. Seaborn

By: Doug Seaborn
Doug Seaborn

By: Gary Mason, by Cherie Kennedy, Attorney in fact
Gary Mason, by Cherie Kennedy, his/her Attorney-In-Fact

By: Darlene Sedgwick
Darlene Sedgwick

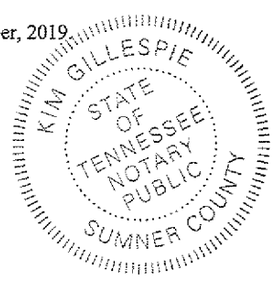
By: Ricky Lynn Eakes
Ricky Lynn Eakes

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Doug Seaborn and Darlene Sedgwick and Ricky Lynn Eakes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of November, 2019.

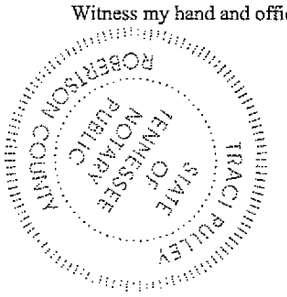
Kim Gillespie
Notary Public
My Commission Expires: 9.22.20



STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cherie Kennedy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Gary Mason** and that she is authorized by **Gary Mason** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 22 day of November, 2019.



Traci Pulley
Notary Public
My Commission Expires: 3/28/23

True Copy Certification

I, **Jennifer L. Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020