Karen Johnson Davidson County
Batch# 393584 DEEDWARR
04/29/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200429-0045068

STATE OF Tennessee
COUNTY OF ~~Davidson~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2020.

Notary Public
MY COMMISSION EXPIRES: 11-30-2020
File No. G20-8522

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jill Weida and Mary C. Cooper (NAME)	Same as new Owner (NAME)	53-3-147
1517 Hunt Club Boulevard, 200 (STREET ADDRESS)	(STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Janice Seabolt, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jill Weida, an unmarried woman and Mary C. Cooper, an unmarried woman**, 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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF SECTION "C", VILLAGE OF OLD HICKORY OF RECORD IN PLAT BOOK 1424, PAGE 66, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF DEBOW-STREET, AT THE COMMON CORNER OF LOTS 34 AND 35; THENCE WITH THE MARGIN OF SAID STREET SOUTHWARDLY 45 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE, SOUTHEASTERLY 15.7 FEET TO A POINT ON THE _ NORTHERLY MARGIN OF FIFTEENTH STREET; THENCE WITH THE MARGIN OF SAID STREET, EASTWARDLY 112 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE, NORTHEASTWARDLY 15.7 FEET TO A POINT ON THE WESTERLY MARGIN OF DODSON STREET (NOW DESIGNATED AS A PRIVATE DRIVEWAY, BY INSTRUMENTS OF RECORD IN BOOK 1853, PAGE 257 AND BOOK 1853, PAGE 281, SAID REGISTER'S OFFICE); THENCE WITH THE MARGIN 0F SAID DODSON STREET NORTHWARDLY 45 FEET TO A POINT; THE - COMMON CORNER-OF LOTS 34 AND 35; THENCE WITH THE LINE BETWEEN SAID . LOTS, WESTWARDLY 132.2 FEET TO THE BEGINNING.

Being the same property conveyed to Janice Seabolt, an unmarried woman by Deed dated June 3, 2013 from

Melodie M. Salyer and Harold W. Salyer, Jr., wife and husband, recorded June 5, 2013, in Instrument Number 20130605-0057012, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 2028, page 219, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1411 Debow Street, 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 and assigns, forever, and we do 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. Whenever 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/our hand(s) this 28thd day of April, 2020.

Janice Seabolt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2020, before me personally appeared Janice Seabolt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2020.

TODD D. SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

