Karen Johnson Davidson County
Batch# 400285 DEEDWARR
05/14/2020 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20200514-0050242

This Instrument Prepared:
Concord Title
664 Sango Road
Clarksville, TN 3704

After Recording Return To:
Tennessee Title
547 N. Mt. Juliet Rd. #100
Mt. Juliet, TN 37122

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$305,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and ~~subscribed~~ before me this 7th day of May, 2020.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____

WARRANTY DEED

THIS INDENTURE, made this 7th day of May, 2020, among:

SEIBERT PROPERTY VENTURES, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DENNIS MONGAN, Single man

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Phase Two, Claymille Station of record in Plat Book 6900, Page 626, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elsie Harding, unmarried by Warranty deed from Castle Builders, Inc. of record in Book 9638, page 373, Register's Office for Davidson County, Tennessee, dated March 29, 1995 and recorded on April 5, 1995.

The said Elsie Harding having since died testate devised said property to Patricia Smith and Clinton Harding and Sandra Smith and Sheila Patton under her Last Will and Testament of record in Case Number 19P702, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Patricia Smith and Clinton Harding and Sandra Smith and Sheila Patton of record in Instrument No. 20191226-0132952 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 26, 2019.

Being the same property conveyed to Seibert Property Ventures, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20191226-0132953 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 26, 2019

Being also known as 2968 Claymille Road, Nashville, Tennessee 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Seibert Property Ventures, LLC

BY: _____

Daniel Seibert, Member

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Seibert Property Ventures, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2020.

DIANE M. TAMBOER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public
My Commission Expires: 2-15-22

Owner Name & Property Address:

Name: Dennis Mongan
Address: 2968 Claymille Road
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Same as new owner
Address: _____
City, State, Zip: _____

Tax ID: 059-08-0-188.00

True Copy Certification

I, **Jennifer 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, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022