Karen Johnson Davidson County
Batch# 414684 DEEDWARR
06/15/2020 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20200615-0060843

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is:$335,000

Affiant Signature

Subscribed and sworn to before me on this the 3rd Day of June, 2020.

Notary Public

My Commission expires 03 / 13 / 2020

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Amanda Grace Miller
306 Marshall Street
Nashville, TN 37207

SEND TAX BILLS TO:
~~Xxxx Xxxxx~~ Cardinal Financial Company, dba Peoples Home Equity
3701 Arco Corporate Drive, Suite 200
Charlotte, NC 28273
MAP AND PARCEL NUMBER: 07111013200

WARRANTY DEED

20NT01003

Effective the 2nd Day of June, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

McQuary Seboa Investment, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Amanda Grace Miller, a single woman

Hereinafter called the GRANTEES, their 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 the westerly one-half of Lot No. 55 on the Plan of Trinity Heights as of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 55 fronts 50 feet on the southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to McQuary Seboa Investment, LLC, by Warranty Deed from Music City Holdings, LLC, dated 01/19/2018 and recorded 01/29/2018 as Document No. 20180129-0008806, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 306 Marshall St, Nashville, TN 37207

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever 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 our hands this the 2nd day of June, 2020

, authorized signor, McQuary and Seboa Investments LLC

Wayne Seboa, authorized Signor, McQuary and Seboa Investment, LLC

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Wayne Seboa** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **McQuary and Seboa Investment, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Notary Public

My commission expires:

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY