WARRANTY DEED

Karen Johnson Davidson County
Batch# 500111 DEEDWARR
10/22/2020 09:21:05 AM 2 pgs
Fees: $13.00 Taxes: $843.60

20201022-0122656

STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jarrett Lane	First Home Bank	
(NAME)	(NAME)	
298 Bonnasprings Drive	9190 Seminole Blvd.	07509023400
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Seminole, FL 33772	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Vladan Seidl, a married man and Wife, Sheila Seidl**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jarrett Lane, a single man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1098, Section Nine, Hermitage Hills Subdivision, as of record in Plat Book 3600, Page 97, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vladan Seidl, married by Special Warranty Deed from Deutsche Bank National Trust Company, Trustee, dated 07/31/2006 and recorded 09/01/2006, of record in Instrument 200609010108185, Register's Office for Davidson County, Tennessee.

The said Sheila Seidl joins in this conveyance to waive any and all rights she has in said property.

All matters shown on the plat of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 298 Bonnasprings Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 925505
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against 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.

Effective the 20th day of October, 2020.

Vladan Seidl

Sheila Seidl

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vladan Seidl and Sheila Seidl, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of October, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122