WARRANTY DEED

Karen Johnson Davidson County
Batch# 517999 DEEDWARR
11/17/2020 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20201117-0135484

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,350,000.00.

Affiant

Subscribed and sworn to me on November 13, 2020.

NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 01, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33843

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Erica Lee Rossitto Joshua Scott Seidenberg 724 Brownlee Drive Nashville, TN 37205	SIRVA Mortgage, Inc. 6200 Oak Tree Blvd. Suite 300 Independence, OH 44131	115-8-043-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan Helm and wife, Jenifer Helm, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Erica Lee Rossitto and Joshua Scott Seidenberg, wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 383 on the Plan of West Meade Farms, Inc., Section K of record in Plat Book 2133, page 47, 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 Jonathan Helm and wife, Jenifer Helm, married, by Warranty Deed from Leslie Homra, married, of record as Instrument No. 20191101-0112867 in the Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded November 1, 2019.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 724 Brownlee Drive, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 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 13th day of November, 2020.

Jonathan Helm

Jenifer Helm

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 13, 2020, before me personally appeared Jonathan Helm and Jenifer Helm to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 13, 2020.

NOTARY PUBLIC

My Commission Expires: 9/2/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

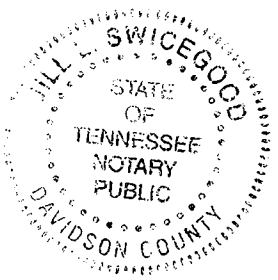
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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