Karen Johnson Davidson County
Batch# 521101 DEEDWARR
11/25/2020 11:03:26 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20201125-0138362

Warranty Deed

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 18th day of November, 2020. Notary Public My commission expires: 9/18/22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Samantha Erin Dotson Emory Luke Rainey	First Community Mortgage, Inc.	061-02-0-092.00
4505 Gra Mar Drive	275 Robert Rose Drive	
Nashville, TN 37216	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHELLE SIELER, TRUSTEE OF MICHELLE SIELER LIVING TRUST DATED FEBRUARY 25, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA ERIN DOTSON AND EMORY LUKE RAINEY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 20 on the Plan of Section Five, Gra-Mar Acres of record in Plat Book 2330, Page 19, 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 Michelle N. Sieler, an unmarried woman by Warranty deed from Leo A. O'Bryan, unmarried of record in Instrument No. 20180726-0073145 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 26, 2018.

Being the same property conveyed to Michelle Sieler, Trustee of the Michelle Sieler Living Trust dated February 25, 2019 by Quitclaim deed from Michelle N. Sieler, an unmarried woman of record in Instrument No. 20190311-0021842 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 11, 2019.

Being the same property conveyed to Michelle Sieler, Trustee of the Michelle Sieler Living Trust dated February 25, 2019 by Quitclaim deed from Michelle N. Sieler, an unmarried woman of record in Instrument No. 20190311-0021843 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 11, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4505 Gra Mar Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of November, 2020.

Michelle Sieler Living Trust dated February 25, 2019

By: Michelle Sieler, Trustee
Michelle Sieler, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michelle Sieler, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Michelle Sieler Living Trust dated February 25, 2019, a Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 18th day of November, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022